HESS AUCTION GROUP

PUBLIC AUCTION

102 ACRE LANCASTER COUNTY FARM

MONDAY, DECEMBER 8, 2025 • 1PM **20 BROWN RD. NOTTINGHAM, PA 19362**

This picturesque, well-kept 102-acre farm features highly productive, majority tillable ground and many buildings and improvements. **On this property you can find** a 5-bedroom, improved farmhouse, pullet house with farm shop addition (and generator), traditional bank barn with several additions, 3-sided pole barn set up for cattle, and a large tobacco shed. **The farmhouse features** a foyer, living room, eat-in kitchen with built-in desk area, built-in oven, pantry, and a family room just off the kitchen with built-ins on the first floor. **The second-floor hosts** 5 bedrooms including the master bedroom and two full bathrooms. **Additional amenities include** scaffolding for tobacco in the tobacco shed and a portion of the barn, and 80+ acres of tillable land with the remainder being the house, buildings and pasture. **This property is enrolled in Clean & Green, is not preserved, and includes two subdivision rights. Do not miss this one of a kind opportunity in Lancaster County, PA!**

Open Houses: Sat. Nov. 15,10am-12pm & Sat. Nov. 22,10am-12pm
Or Call For An Appointment

FEATURES

- TILLABLE ACREAGE
- 5 BEDROOM FARMHOUSE
- MULTIPLE OUTBUILDINGS

Auction for: Justin Kreider
Attorney: Seth Hiller

LEAD AUCTIONEER: John M. Hess

717-664-5238 or 877-599-8894 www.hessauctiongroup.com contact@hessauctiongroup.com

JOHN M. HESS AUCTION SERVICE, INC.

AY000253L

Type: Farmhouse
Construction: Frame
Exterior: Siding
Roof: Slate
Square Footage: 3,194 sq. ft.
Lot Size: 102.06
Year Built: 1909

Heating/Cooling: Hot Water Radiators
Water/Sewer: Well Water / Septic Sewage
Zoning: Agricultural & Residential
Taxes: $5,666
School District: Solanco SD
Township: Little Britain Township

* Plot Plan Approximate - Recent Subdivision Plans

For information regarding our recommended financial lenders call 717-664-5238

Real Estate Terms & Conditions: $200,000 down day of sale. Balance due at settlement on or before 60 days. Announcements made on day of sale take precedence over advertised information.

This fact sheet is provided as a courtesy. Information included is believed to be accurate & has been provided to us by the consignor. John M. Hess Auction Service is not responsible for any clerical errors or misrepresentations by consignor in above printed materials. The purchaser is responsible to research and verify any and all information regarding this property.