



**HESS**  
AUCTION GROUP

# PUBLIC AUCTION

## HOLTWOOD 123 ACRE FARM

**Monday, December 15, 2025**

**10am Tools, Farm Related Items & More**

**12pm Real Estate**

**Large Equipment To Follow Real Estate**

**888 HILDALE RD.  
HOLTWOOD, PA 17532**

**T**his picturesque Southern Lancaster County 123.8 acre farm, surrounded by similar farmland, is highly productive and is nearly all tillable. The property features a two-story farmhouse, a dairy barn with 44 stalls, two spacious farm shops (77'x50' and 38'x64'), a four-car detached garage and multiple other outbuildings. Situated between Holtwood & Quarryville, this farm offers great road frontage and is in close proximity to Routes 372 & 272. The farmhouse was previously two units (888A & 888B Hildale Rd.) with the first floor hosting a kitchen, dining room, living room, full bathroom, a bedroom, and a spacious versatile space that could be used as two additional bedrooms. **Upstairs, you will find** three bedrooms, a living room, full bathroom, and a kitchen. Property is enrolled in Clean & Green and is preserved (since 1991).



**Open Houses: Sat. Nov. 29, 10am-12pm  
& Sat. Dec. 6, 10am-12pm  
Or Call For An Appointment**



### FEATURES

- ✓ MAJORITY TILLABLE
- ✓ MULTIPLE OUTBUILDINGS
- ✓ TWO STORY FARMHOUSE

Auction for: Barbara Stokes  
Attorney: Jay Clark

LEAD AUCTIONEER: John M. Hess



☎ 717-664-5238 or 877-599-8894

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JOHN M. HESS AUCTION SERVICE, INC.

AY000253L

**Type:** Two Story Farmhouse  
**Construction:** Frame  
**Exterior:** Steel Clad Aluminum  
**Roof:** Composition Shingle  
**Square Footage:** 2,754 sq. ft.  
**Lot Size:** 123.80 acres  
**Year Built:** 1880

**Heating/Cooling:** Hot Water Radiators  
**Water/Sewer:** Well Water  
**Zoning:** Agricultural  
**Taxes:** \$7,169.30  
**School District:** Penn Manor SD  
**Township:** Martic Twp.

## First Floor

Enclosed Porch, 8'5 x 29'5, concrete floor  
Kitchen/Dining, 27'4 x 16'7, kitchen vinyl; Dining carpet  
Office, 15'2 x 12'4, hardwood  
Bedroom, 11'8 x 16'6, hardwood, closet, ceiling fan  
Full Bathroom, 5'7 x 7', walk in shower  
Living Room, 11'4 x 25'7, hardwood,  
could be split into 2 rooms/bedrooms

## Second Floor

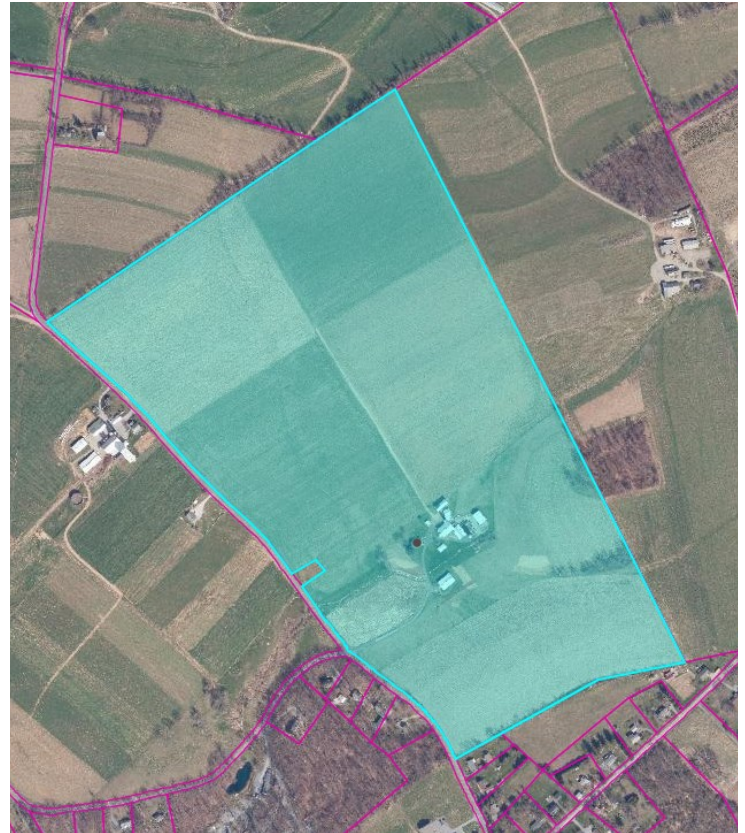
Bedroom, 13'6 x 13'4, hardwood, closet, ceiling fan  
Bedroom, 13'6 x 12', hardwood, closet, ceiling fan  
Bedroom, 14'7 x 11'5, hardwood, closet, ceiling fan  
Living Room, 14'8 x 15, hardwood  
Eat in Kitchen 9'2 x 23'5, linoleum, Separate Exterior Entrance  
Walk up attic access (unique roof trusses made of tree limbs)

## Basement

Unfinished  
Oil tanks  
Laundry hook up

## Exterior

Farm shop 77' x 50', concrete floor, electric  
Farm shop, 38' x 64', concrete floor, electric  
Former chicken house now 4 Car Garage, 23' x 15'  
Silos, 14' x 60', 20' x 60'  
Dairy Barn with 44 stalls, glass pipeline, sellers haven't milked since 2000  
2 car detached garage



*\*All Measurements Approximate*

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

**Real Estate Terms & Conditions:** \$250,000 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.