



**HESS**  
AUCTION GROUP

# PUBLIC AUCTION

## TWO PARCELS:

### 1.6 ACRE PROPERTY W/ TWO DWELLINGS & UNIMPROVED 1 ACRE LOT

**Saturday, February 21, 2026**

**10am Parcel 1 • Parcel 2 to Follow**

**2361 LEABROOK RD.**

**LANCASTER, PA 17601**

**S**urrounded by open farmland and elevated views, this unique 1.6-acre property—along with a separate 1-acre East Hempfield Township lot—offers exceptional flexibility and investment potential.

Parcel 1 features two single-story dwellings with separate mailing addresses and driveways, connected by a carport, making it ideal for multigenerational living or rental income. The primary residence offers a comfortable layout with an enclosed breezeway, a welcoming living room with fireplace, an open area with a kitchen, dining area & family room, a master suite with full bath, two additional bedrooms, a full guest bathroom, and a convenient powder room. **Additional amenities include** an attached carport and a basement with approximately 400 sq. ft. of finished living space, providing a potential fourth bedroom or office, a family room, and ample storage or workshop space. The **second dwelling includes** a cozy living room, an eat-in kitchen, three bedrooms, a full bathroom, a laundry area, and an oversized heated two-car garage with a workshop area. **Both homes feature** an abundance of natural light and lots of midcentury modern character throughout. **Outside, enjoy** a large covered patio with an attached garden shed and built-in grill—perfect for hosting friends and family!

Parcel 2 consists of an adjacent unimproved one-acre lot that will be sold separately, offering its own standalone investment opportunity.

Both parcels are conveniently located just minutes from Route 283 for easy commuting and in close proximity to local medical centers, shopping, and dining. Don't miss this rare opportunity in Lancaster, PA!



**Open Houses: Sat. Feb. 7, 10am-12pm  
& Sat. Feb. 14, 10am-12pm  
Or Call For An Appointment**



## FEATURES



**WELL LOCATED**



**MIDCENTURY MODERN**



**INVESTMENT OPPORTUNITY**

Auction for: Ben & Jane Good

Attorney: Jeff Goss

LEAD AUCTIONEER: John M. Hess



717-664-5238 or 877-599-8894



[www.hessauctiongroup.com](http://www.hessauctiongroup.com)



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JOHN M. HESS AUCTION SERVICE, INC.



AY000253L

**Type:** (2) One Story  
**Construction:** Frame  
**Exterior:** Redwood Siding  
**Roof:** Rubber & Shingles  
**Garage:** (1) Covered Carport (2) Oversized Attached 2-Car  
**Square Footage:** (1) 2,390 sq. ft. (2) 1,186 sq. ft.  
**Lot Size:** 2.60 acres (1.60 acres & 1.0 acre)  
**Year Built:** (1) 1947 (2) 1950

**Heating/Cooling:** (1) Central AC / Hot Water Radiator/  
 Baseboard/In floor radiant  
 (2) Hot Water Baseboard  
**Water/Sewer:** Well Water  
**Zoning:** Agricultural  
**Taxes:** \$8,961  
**School District:** Hempfield SD  
**Township:** East Hempfield Twp.

## Main House

### First Floor

Family Room, Dining Room, Kitchen, 35' x 20'5, Open floor plan,  
 LVP (kitchen & dining area), laminate (family room), ceiling fan  
 Laundry Area/Entryway, 17'2 x 10'4, LVP, chair railing, pull down  
 attic door, built in ironing board, "milk door"  
 Powder Room, 3'2 x 6'7, LVP  
 Living Room, 27'5 x 14'10, tile, ceiling fan, in floor heat, patio access  
 Full Bathroom, 12'3 x 7', LVP, closet, tub/shower, original glass  
 tiles, shower receptor bathtub, most fixtures original to home  
 Bedroom, 15'2 x 16'5, wood floors, 2 closets, built in desk area  
 Bedroom, 16'6 x 14'11, laminate flooring, in floor heat, ceiling fan  
 Master Bedroom, 17'6 x 16', laminate flooring, built in storage/closets  
 Master Bathroom, 9'4 x 9'7, tile, walk in shower,  
 most fixtures original to home

## Main House

### Basement

Open Area, 19' x 19'7, closets, ample storage  
 Potential Bedroom/Office, 14'7 x 11'8, closet

## Exterior

Large Covered Patio • Garden Shed - attached to patio • Built in Grill

Carport

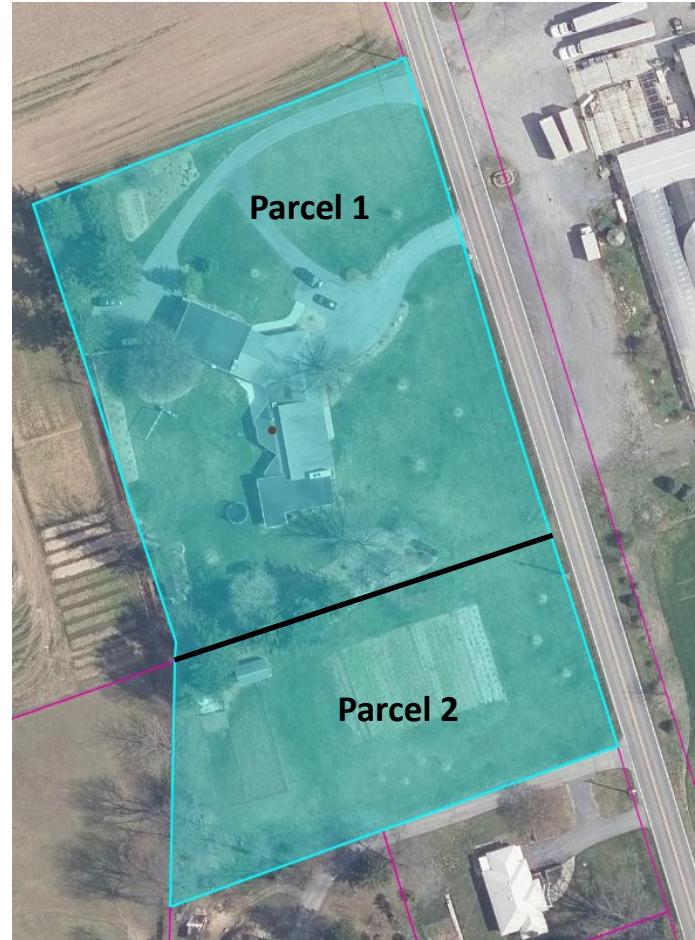
## Apartment

### Main Floor

Kitchen/Living Room, 38'7 x 16'1, closet, 2 ceiling fans  
 Full Bathroom, 9'5 x 9'6, LVP, tub/shower  
 Bedroom, 12'5 x 13', laminate flooring, 2 closets, ceiling fan  
 Bedroom, 13'4 x 13'11, closet, ceiling fan  
 Bedroom, 14 x 11'5, ceiling fan, built in storage  
 Entryway/Laundry Area, 5'2 x 5'6

### Basement

Garage/Woodshop, 22'10 x 38'5, heat and electric,  
 2 overhead garage doors



**\* Property Lines are Approximate**

Appliances in main house will be removed, but appliances  
in apartment being sold with real estate

### Apartment Address:

2355 Leabrook Rd. Lancaster, PA 17601

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

**Real Estate Terms & Conditions:** 10% down day of sale. Balance due at settlement on or before 45 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.