



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**

Surrounded 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

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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

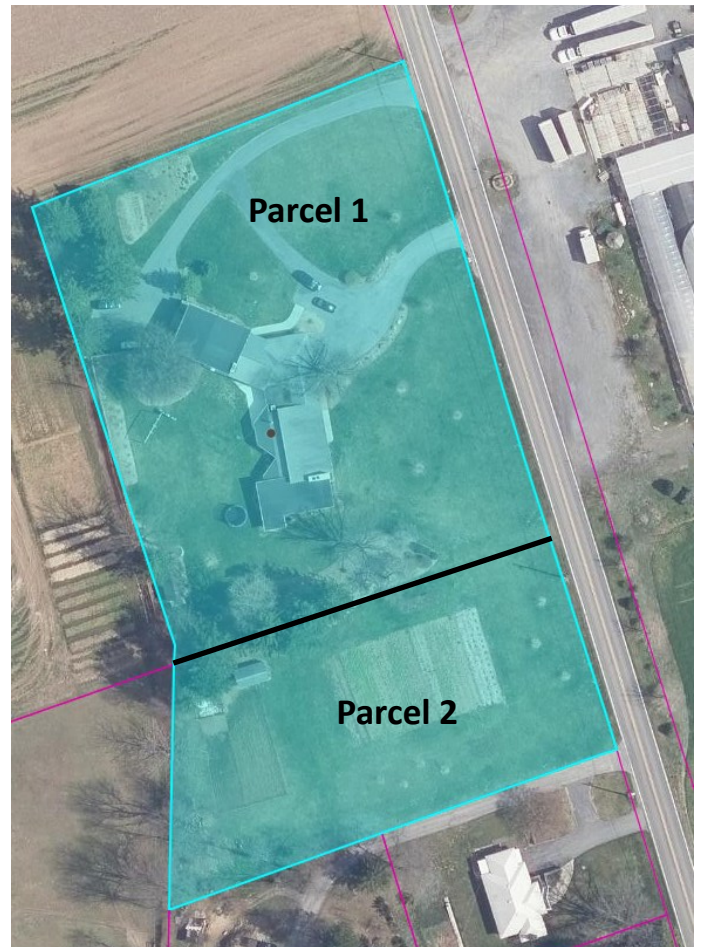
Bedroom, 13'4 x 13'11, closet, ceiling fan

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 con-
signor. John M. Hess Auction Service is not responsible for any clerical errors or misrepresentations by consignor in above printed
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