

## SPECTACULAR 78+ ACRE RECREATIONAL PROPERTY

**Saturday, March 21, 2026**  
**9am Personal Property**  
**12pm Real Estate**

**140 W. REYNOLDS DR.**  
**NEW OXFORD, PA 17350**

**T**his picturesque property is truly vacation-destination worthy and an opportunity you won't want to miss! Spanning over 78 acres of farmland, woodlands, and open spaces, it features a spectacular all-stone and brick four-bedroom, four-bathroom home, just 20 minutes from historic Gettysburg. **The custom home welcomes you with** a formal entryway and continues with a formal dining room with a crystal chandelier. **The kitchen boasts custom cabinetry by Dovetail Woodworks and** a cozy breakfast nook, flowing into a sunroom with outdoor access, a full bathroom, and a family room with built-in bookcases by Dovetail Woodworks and a stone floor to ceiling fireplace. **The main level also includes** a bedroom currently used as an office & two master suites—each with two closets and a full bathroom, one of which features custom cabinetry from Dovetail Woodworks—plus a screened-in porch & laundry room. **Upstairs, you will find** a fourth bedroom along with a full bathroom and a large storage area. **The full basement is unfinished and features high ceilings, offering the potential to create an additional 2,500 sq. ft. of finished living space.** Beautiful oak floors from the property run throughout the main level, while wide-plank pine floors from the barn extend across the second floor, complemented by oak doors and poplar trim, as well as 9-foot ceilings throughout the home, cathedral ceilings in the family room and sunroom, and tray ceilings in one of the master bedrooms and the formal dining room. **Outside, the property offers** a half-acre pond stocked with bluegill, perch, and bass, with electricity nearby, a spacious two story bank barn, a large three bay pole building with a finished shop section, an outdoor fire pit area w/ storage surrounded by stone pillars and custom railing, and outdoor patio along with diverse wildlife and three deer stands. **Currently, 60 acres of farmland are leased, and the woodlands were timbered approximately 15 years ago.** Whether you're looking for your next family home, a country retreat, or a private getaway, this property delivers it all!



**Open Houses: Sat. March 7, 10am-2pm**  
**Or Call For An Appointment**



### FEATURES

-  **FOUR BEDROOM HOME**
-  **HALF ACRE POND**
-  **SPACIOUS BARN & OTHER BUILDINGS**

Auction for: William & Shari Therit  
Attorney: Matthew Guthrie

**LEAD AUCTIONEER: John M. Hess**



 717-664-5238 or 877-599-8894

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**Type:** Two Story  
**Construction:** Masonry  
**Exterior:** Brick & Stone  
**Roof:** Asphalt Architectural Shingles (40 year)  
**Garage:** Attached 3-Car Garage  
**Square Footage:** 3,377 sq. ft.  
**Lot Size:** 78.68 acres  
**Year Built:** 2020

**Heating/Cooling:** Hot Air Propane / Central AC  
Mini Split in Sun Room & in Second Floor Bedroom  
**Water/Sewer:** Private Well Water / Private Septic System  
**Zoning:** Agricultural  
**Taxes:** \$11,820.89  
**School District:** Conewago Valley SD  
**Township:** Tyrone Twp.

## First Floor

Formal Entryway, 14'1" x 6'3", hardwood  
Dining Room, 15'5" x 10'9", hardwood, crystal chandelier  
Kitchen/Breakfast nook, 12'3" x 24'6", Dovetail Woodworks Custom Cabinets, tile, island, peninsula, wine rack, tile backsplash  
Office/Potential Bedroom, 13'2" x 11'9", hardwood, closet  
Sun Room, 15'2" x 14'4", hardwood, mini split, outside entrance  
Family Room, 19'7" x 15'8", hardwood, stone floor to ceiling fireplace, Dovetail Woodworks custom built in's, ceiling fan, access to screened in porch  
Screened in porch, 25'3" x 9', aluminum framing, concrete floor, leads out to patio  
Master Bedroom, 16'5" x 15'9", hardwood, ceiling fan, 2 small walk in closets  
Master Bathroom, 15'6" x 9'7", tile, Dovetail Woodworks custom cabinets and built in, soaking tub, walk in tile shower, closet  
Full Bathroom, 7'17" x 7'4", tile, tub/shower  
Laundry, 14'3" x 5'8", tile, double sink, ample storage, basement access  
Master Bedroom, 11'2" x 14'19", hardwood, 2 closets  
Master Bathroom, 5'9" x 10'9", custom walk in shower

## Second Floor

Bedroom, 19'7" x 17'8", hardwood, closet, mini split  
Full Bathroom, 7'12" x 6'8", tile, walk in shower  
Access to walk in attic/storage

## Basement

Fully unfinished, 62'7" x 41', high ceilings, block walls,  
could add additional living space of approx. 2,500 square feet

## Exterior

Real brick and stone  
Nice Barn and other farm related outbuildings  
1/2 acre pond with bluegill, perch and bass,  
electric panel near pond with 100 amp service



*\*All Measurements Approximate*

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

**Real Estate Terms & Conditions:** \$125,000 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.