

CONESTOGA 4.5 ACRE COUNTRY PROPERTY

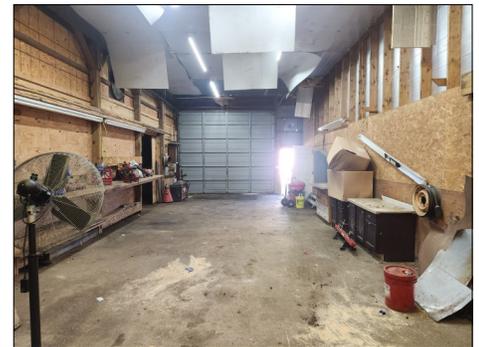
Tuesday, April 28, 2026 • 6pm

186 SHENKS FERRY RD.
CONESTOGA, PA 17516

This 4.5-acre country property in Conestoga offers a three-bedroom home, a two-story detached garage, and a 58' x 49' detached shop, providing excellent space for storage, hobbies, or workshop use. **The first floor of the home features** a cozy living room with a brick propane fireplace, an open kitchen and dining area, a primary suite with an attached bath, two additional bedrooms, and a full bathroom. **The finished lower level includes** a game room with hot tub area (formerly a garage space), a spacious family room with a wood-burning fireplace, a full bathroom, and a dedicated laundry area. **The 58' x 49' shop offers** three bays and a 12' overhead garage door, while the two-story detached garage includes electric and water along with a finished second-floor storage area. **Additional amenities include** a large outdoor deck, a private setting well situated off the road, and convenient access to Route 324 and the Susquehanna River. **Don't miss this unique country property in Conestoga!**



Open Houses: Sat. April 18, 10am-12pm
& Mon. April 20, 5pm-6:30pm
Or Call For An Appointment



FEATURES

✔ 58' X 49' SHOP

✔ 2 STORY DETACHED GARAGE

✔ 3 BEDROOM HOME

Auction for: Walter B. Jr Clawson
Attorney: JD Young

LEAD AUCTIONEER: John M. Hess



☎ 717-664-5238 or 877-599-8894

🌐 www.hessauctiongroup.com

✉ contact@hessauctiongroup.com

Type: Bi-level
Construction: Frame
Exterior: Metal Siding
Roof: Composition Shingle
Garage: Detached
Square Footage: 1,346 sq. ft.
Lot Size: 4.50 Acres
Year Built: 1976

Heating/Cooling: Forced Air Oil Furnace / Heat Pump
Central AC
Water/Sewer: Well Water / Septic Sewage
Zoning: Low Density Residential
Taxes: \$6,087
School District: Penn Manor SD
Township: Conestoga Twp.

Upper Level

Living Room, 19'4 x 12'4, brick propane fireplace
Kitchen/Dining Room, 12'9 x 23'1, hardwood, pantry, closet, ceiling fan, access to deck
Full Bathroom, 9'1 x 7'5, tub/shower
Bedroom, 12'4 x 9'6, closet
Bedroom, 9' x 10', closet
Master Bedroom, 12'4 x 13', 2 closets
Master Bathroom, 8'10 x 4', tub/shower

Lower Level

Garage (converted to Game Room/Hot tub Room, 24'11 x 23'4, tile, sliding glass doors and operational overhead garage doors, hot tub being sold with real estate
Laundry Room, 3'6 x 8'1, concrete floors
Family Room, 18'4 x 22'6, carpet, wood walls, bar, wood burning fireplace, closet, patio access
Full Bathroom, 7'7 x 5'8, shower stall, tile

Exterior

Back Garage 58'6 x 49'7, concrete floor, 3 bays, electric, 12 ft overhead garage door, includes 220v, 2-stage, professional air compressor
Two Story Garage, 34'7 x 25'8, concrete floor, electric and water, 2nd floor finished storage area

Heating system updated in October 2025

Water Treatment system installed in May 2025

*** All Measurement Approximate**



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.