

MANHEIM 4+ ACRE PROPERTY W/ FARMHOUSE & BANK BARN

Thursday, May 14, 2026 • 6PM

2575 Valley Road, Manheim, PA 17545

This 4.18 acre property, surrounded by farmland, offers a 4 bedroom farmhouse, 2 story bank barn and is perfectly secluded while still being in the proximity of major highways. **The first floor of the home features** an open eat-in kitchen along with a separate dining / sitting room that flows into a spacious family room. **This level also includes** a combined laundry room and half bathroom for added convenience. **The second floor features** a master bedroom with an attached full bathroom, along with three additional bedrooms, one currently used as a sewing room but offering versatile potential, and a second full bathroom. **The home also includes** an unfinished basement, providing ample storage or future finishing possibilities. **The 2 story bank barn offers** additional parking as well as an abundance of storage, perfect for agricultural use, hobbies or a workshop space. **Whether you're looking to enjoy peaceful country living or put your personal touch on a classic farmhouse, this property offers endless potential in a convenient Manheim location.**



**Open Houses: Sat. May 2nd, 10am-12pm
& Mon. May 4th, 5pm-6:30pm
Or Call For An Appointment**



FEATURES

 **CONVENIENT LOCATION**

 **FARMHOUSE & BANKBARN**

 **4 BEDROOMS**

Auction for: Marlin & Joyce Shenk
Attorney: Young & Young

LEAD AUCTIONEER JOHN M. HESS



 717-664-5238 or 877-599-8894

 www.hessauctiongroup.com

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Type: 2 Story
Construction: Frame
Exterior: Metal Siding
Roof: Composition Shingle
Square Footage: 2,046 Sq. Ft.
Lot Size: 4.18 Acres
Year Built: 1920

Heating/Cooling: Mini Splits / Electric Baseboard
Water/Sewer: Well / Septic
Zoning: Agricultural
Taxes: \$5,147
School District: Manheim Central SD
Township: Rapho Twp

First Floor

Kitchen, 17'1 x 13'6, tile, ceiling fan, window seat
Laundry/Half Bathroom, 9'8 x 9'4, tile, outside entrance
Dining/Sitting Room, 23'6 x 21'2, carpet, closet, woodstove, chair railing, painted paneling, outside entrance
Family Room (addition in 1983), 17'4 x 18'11, carpet, recessed lights, paneling, chair railing, patio doors

Second Floor

Master Bedroom, 15'3 x 19', carpet, closet, balcony
Master Bathroom, 8'3 x 5'1, tile, shower stall
Bedroom, 10'3 x 9'4, carpet, closet
Bedroom, 10'3 x 10'7, carpet, two closets
Bedroom/Sewing Room, 9'9 x 12'8, carpet, closet, attic access
Full Bathroom, 8'1 x 9'9, tile, tub/shower

Basement

Unfinished

200 Amp Service
2 Wells (switch in basement)

***ALL MEASUREMENTS APPROXIMATE**

SHENK PERSONAL PROPERTY

- Kubota BX24 Tractor, 1350 original hrs., 4X4, Kubota LA 240 loader, 56" mower deck
- Kubota BT601 Backhoe

- 6 ft. Land Pride 3-pt. blade,
- Husqvarna Garden Tractor, 48" mower deck, with snow plow
- Troy-Bilt Pony Rear-Tine Rototiller

- Honda HRX 217 Push Mower

- 5 ft. 3-pt. Rototiller
- 3-pt. Kubota weight box
Extension ladders, step ladders, long-handled tools, woodworking tools, mechanics' tools, nice selection of antiques and collectibles, furniture including bedroom suites, leather loveseat and ottoman, chicken crates, cherry live edge slabs, Elliptical exercise machine, Milwaukee battery-powered leaf blower and chargers, chicken feeders and waterers, quoits and horseshoes, 1-hole corn sheller, primitive cultivator, 1-row push-type corn planter, egg baskets, Radio Flyer wagon, **Oliver 1850 Pedal Tractor**, bikes, riding toys, scooters, etc., 4 HP 22" Snow Blower, Huskie Pancake Air Compressor,



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.