

AFFORDABLE .70 ACRE RAPHO TWP PROPERTY

Tuesday, June 2, 2026 • 6pm

39 HOSSLER RD,
MANHEIM, PA 17545

Conveniently located just outside of Manheim Borough, this 1½-story, three-bedroom, one-bath home sits on a generous 0.70-acre lot and offers excellent potential for investors, house flippers, or first-time buyers. **Inside, the home features** a spacious kitchen and dining area, a large living room, three bedrooms, and a full bathroom. Hardwood floors run throughout the living room and all three bedrooms. **An open staircase leads to** the second floor, where a sizable unfinished area provides the opportunity to create additional bedrooms or living space. **The basement includes** a large unfinished workshop/storage area with an outside entrance, along with a well-sized laundry and utility room. **Additional amenities include** a 13' x 17' carport and a large utility shed. **The property consists of** two tracts of land conveyed under one deed. **While the home needs restoration, it presents a great opportunity to customize your taste or expand your investment portfolio.**



Open Houses: Sat. May 16, 10am-12pm
& Mon. May 18, 5pm-6:30pm
Or Call For An Appointment



FEATURES

 Convenient Location

 13' x 28' Utility Shed

 2 Tracts on 1 deed

Auction for: Marlin E Becker Estate
Attorney: Nick Guard

LEAD AUCTIONEER: PHIL DILLER



 717-664-5238 or 877-599-8894

 www.hessauctiongroup.com

 contact@hessauctiongroup.com

Type: Single Family Dwelling
Construction: Frame
Exterior: Metal
Roof: Composition Shingle
Garage: Carport
Square Footage: 1,712 Sq. Ft.
Lot Size: 0.704 Acres
Year Built: 1969

Heating/Cooling: Electric Baseboards
Water/Sewer: Well / Septic
Zoning: Residential
Taxes: \$2,845.16
School District: Manheim Central School District
Township: Rapho Twp

Kitchen/Dining Area 11'x20'
Living Room 14'5"x17'
Master Bedroom w/ Closet 10'2"x14'
Bedroom # 2 w/ Closet 10'2"x11'4"
Bedroom #3 w/ Closet 10'6"x12'2"
Bathroom 7'6"x10'6"
Second Level (unfinished) 24'x34'
Basement w/ outside entrance 24'x33'
Laundry/Utility Room 11'x19'4"
Front Porch 4'x11'
Carport 13'x17'
Utility Shed 13'x28'

The living room and three bedrooms have hardwood floors.
The kitchen and bathroom have vinyl floors.



***ALL MEASUREMENTS 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.