

## SCENIC RURAL INVESTMENT OPPORTUNITY

Wednesday, June 17th • 6pm

3059 Back Run Road,  
Manheim, PA 17545

Nestled on **0.86 wooded acres** surrounded by peaceful preserved farmland, this property offers the perfect opportunity to build your dream home or restore an existing one in a quiet, scenic setting. **The property features a 1975 manufactured home that has been fully gutted**—ready for complete renovation or replacement. With a **working well, updated electric service, and a functional septic system** already in place, the groundwork is set for your vision. Enjoy the privacy of a tree-lined lot on a quiet street, just **minutes from Route 283, offering easy access to Manheim, Mount Joy, and Lancaster**. A unique bonus to the property is an **in-ground pool, originally built in the 1970s, which is clear and swimmable** but needs a new liner. Whether you envision a private retreat or a fresh new build surrounded by nature, this property combines rural tranquility with close-to-town convenience.



Open Houses: Sat. June 6, 10am-12pm  
& Mon. June 8, 5pm-6:30pm  
Or Call For An Appointment

Bring your creativity and your contractor -  
opportunities like this are rare!



### FEATURES



Auction for: ECP n Company  
Attorney: Young & Young

LEAD AUCTIONEER: JOHN M. HESS

717-664-5238 or 877-599-8894

[www.hessauctiongroup.com](http://www.hessauctiongroup.com)

[contact@hessauctiongroup.com](mailto:contact@hessauctiongroup.com)

JOHN M. HESS AUCTION SERVICE, INC.

AY000253L

**Type:** Single Family Dwelling  
**Construction:** Frame  
**Exterior:** Vinyl  
**Roof:** Composition Shingle & Built-up Rock  
**Square Footage:** 1,008 Sq Ft.  
**Lot Size:** 0.848 Acres

**Year Built:** 1975  
**Water /Sewer:** Well / Septic  
**Zoning:** Agricultural  
**Taxes:** \$2,348  
**School District:** Manheim Central SD  
**Township:** Rapho Twp



**\*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.