

10 ACRE COUNTRY HOME W/ MULTIPLE OUTBUILDINGS

Monday, August 3, 2026 • 6pm

**2296 Valley Road,
Manheim, PA 17545**

This country property, set in scenic **Rapho Township farmland**, features **beautiful rolling pasture and tillable acreage**, offering an appealing blend of open space and agricultural potential. **The first floor of the home includes** an eat-in kitchen, living room, pantry/dining area, laundry room, full bathroom, and a versatile bedroom or office space. **The second floor offers** an open landing area, two additional bedrooms, and a full bathroom. **The basement is** currently unfinished, providing ample storage and future-use potential.

Outside, a covered porch provides a relaxing spot to take in the surrounding countryside. **The property is further enhanced by several outbuildings**, including a bank barn, horse barn (**recently renovated**), and chicken coop, making it well suited for livestock, storage, or hobby farming. While the existing home is adequate, **the setting and layout would also make this an ideal location for new construction**. Enrolled in Pennsylvania's **Clean and Green** program, the property may offer favorable tax benefits. **Overall, this property presents a rare opportunity combining scenic farmland, functional improvements, and long-term potential.**



**Open Houses: Sat. July 25, 10am-12pm
& Mon. July 27, 5pm-6:30pm
Or Call For An Appointment**



FEATURES



3 BEDROOMS



ENROLLED IN CLEAN & GREEN



BANK BARN & HORSE BARN

Auction for: Samuel & Susie Beiler
Attorney: Young & Young

LEAD AUCTIONEER: JOHN M. HESS



 **717-664-5238 or 877-599-8894**

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AY000253L

Type: Two Story Farm House
Construction: Frame
Exterior: Vinyl
Roof: Shingle
Garage: 1 Car Garage in Bank Barn
Square Footage: 1,508
Lot Size: 10.6 Acres
Year Built: 1840

Heating/Cooling: Oil Fired / Forced Air Furnace
Water/Sewer: Well / Septic
Zoning: Agricultural
Taxes: \$660.58
School District: Manheim Central SD
Township: Rapho Twp

First Floor

Eat in Kitchen, 17' x 12', vinyl, built in's
Living Room, 13'9 x 10', hardwood, ceiling fan
Entryway/Dining Area, 19'6 x 10', hardwood
Laundry Room, 8'7 x 4', vinyl, wall of cabinets
Full Bathroom, 8' x 6', vinyl, closet, tub/shower
Bedroom/Office, 13' x 9', carpet, closet

Second Floor

Open Area, 10' x 10', carpet
Bedroom, 13'8 x 8', carpet, closet
Bedroom, 11'5 x 13'8, hardwood
Full Bathroom, 5'11 x 7'9, vinyl, claw foot tub, walk up attic access

Basement

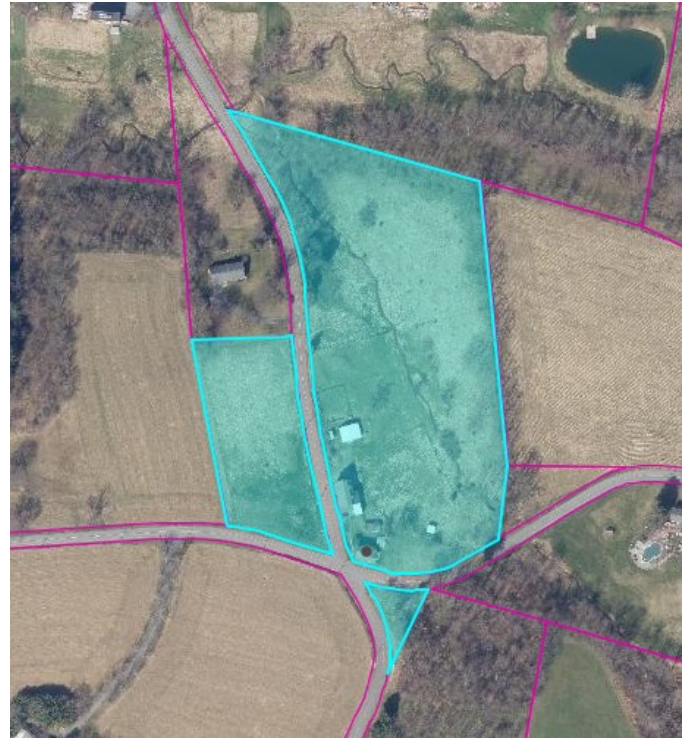
Unfinished, concrete floor, sink, Bilco doors

Exterior

Covered Porch, 12' x 21',

Outbuildings

Bank Barn, approx. 60' x 30'
Chicken Coop
Horse Barn



****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.

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