

SECLUDED 2-ACRE COUNTRY PROPERTY WITH FARMHOUSE, BARN & SHOP

Saturday, August 29, 2026

9am Personal Property

12pm Real Estate

**1242 Breneman Road,
Manheim, PA 17545**

This perfectly secluded yet conveniently located 2-acre Rapho Township property is accessed by a long private lane, offering picturesque country views as you approach the home. The property is bordered by cornfields and mature woods, creating a peaceful rural setting.

The picturesque buildings include a traditional two-story, three-bedroom farmhouse featuring a large family room, sun porch addition, and an attached oversized two-car garage. Other buildings and improvements include an improved 34' x 28' two-story barn with second-floor office space that formerly supported a small contracting business. Additional amenities include a 24' x 24' two-bay pole shed, a 44' x 20' masonry shop with two overhead garage doors, and a 20' x 20' detached metal carport.

Conveniently located less than 10 minutes from Manheim, Mount Joy, and Route 283, this is a once-in-a-generation opportunity to purchase a private country homestead with ample space for equipment, hobbies, storage, or a home-based business, all in a beautiful setting that's perfect for raising a family. While the property could benefit from cosmetic updates, it has been well cared for throughout the years.



**Open Houses: Sat. August 15, 10am-12pm
& Mon. August 17, 5pm-6:30pm**
Or Call For An Appointment



FEATURES



3 BEDROOMS



ATTACHED 2 CAR GARAGE & CARPORT



2-STORY BARN

Auction for: Phyllis Clugston
Attorney: Young & Young

LEAD AUCTIONEER: ALEC HESS



 717-664-5238 or 877-599-8894

 www.hessauctiongroup.com

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JOHN M. HESS AUCTION SERVICE, INC.

AY000253L

Type: Two Story Residential
Construction: Frame
Exterior: Metal
Roof: Composition Shingles
Garage: Attached 2 Car Garage & Carport
Square Footage: 2,041 Sq. Ft.
Lot Size: 1.9 Acres
Year Built: 1900

Heating/Cooling: Radiators / Hot Water
Water/Sewer: Well / Septic
Zoning: Agricultural
Taxes: \$4,716
School District: Manheim Central SD
Township: Rapho Twp

Phyllis & The Late Ken Clugston Personal Property Auction

Personal Property Auction

Equipment: 2009 Dodge Challenger RT HEMI with 36,000 original miles (nice). 2006 Dodge Ram 2500 4WD crew cab pick up truck with 113,000 original miles with HEMI engine, 2000 Easy Trail dump trailer 9990 GVW 12' bed, 2018 Aluma Tech aluminum utility trailer 2990 GVW 12' single axle, Kubota L3250 Tractor w/ Woods loader 3900hrs 3pt PTO, John Deere 318 mower w/ hydraulic lifting deck, Polaris Scrambler 400 AWD has winch, Huskee 28 ton log splitter.

Tools: John Deere 3000 psi power washer, Stihl FS 55R weedwhacker, Predator generator, multiple Craftsman toolboxes, torch set, floor jack, bottle jack, 6 gallon air compressor, Reddy heater, Lincoln electric stick welder, Ridgid 16 gallon shop vac. Selection of 20V DeWalt tools including blower, palm sander, sawzall, multi tool, circular saws, etc. Wrenches, sockets, ratchets, drills, drill press, belt sander, Grizzly wood lathe, Craftsman radial arm saw, Craftsman table saw, gas cans, ladders, long handle tools, wheelbarrow, sawhorses. Large selection of hand tools, fasteners & more!

Antiques/Coins: 200+ Canadian silver dollars, peace silver dollars, silver half dollars, silver certificates, gemstones, coal bucket, carpenter Christmas ornaments, crocks, vintage skateboard, ammunition including 308, 22, 380, 3030, 12ga & more. Longaberger baskets, diecast trucks, vintage child's building blocks, Bushnell scope, craft built construction memorabilia, vintage snowmobile helmets, etc.



First Floor

Entry way, 6'8 x 14'11, closet, walk in closet/pantry
 Living Room, 15'6 x 10'2, carpet
 Eat in Kitchen, 15'9 x 13'10, vinyl, overlooks family room
 Sunken Family Room, 17'1 x 15', carpet, beams, woodstove
 Dining Room, 10'5 x 15'8, laminate, chair railing
 Laundry Room, 9'5 x 5', laminate, closet, walk in 5'2 x 6'5 closet, outside entrance
 Full Bathroom, 7'6 x 5', vinyl, shower
 Sun Porch, 23'7 x 8'7, carpet, garage access

Second Floor

Second Floor Landing, 18'6 x 7', laminate, paneling
 Bedroom, 9'3 x 16', carpet, closet
 Bedroom, 9'3 x 15'5, carpet, closet
 Bedroom, 15' x 15', carpet, 2 closets, paneling
 Full Bathroom, 7'6 x 5', vinyl, shower

Basement

Unfinished, outside entrance only
 Two Story Barn
 Second Floor Offices
 13'4 x 14'8, carpet, closet
 11'10 x 8'7, carpet
 12' x 8'8, carpet
 13'5 x 9', carpet, unfinished storage area

***ALL MEASUREMENTS APPROXIMATE**

For information about financing 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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