HESS AUCTION GROUP

PUBLIC AUCTION

CLAY TWP. 53.40 ACRE FARM

Saturday, September 26, 2026
9am Personal Property
12pm Real Estate

825 Middle Creek Road,
Lititz, PA 17543



This stunning Clay Township, Lancaster County farm encompasses 53.40 acres of nearly all tillable ground and is surrounded by scenic Lancaster County farmland views. **The property includes** a 46'x116' bank barn with 75'x75' steer addition, 30'x34'masonry storage building and additional storage sheds, **The residence offers** a spacious and functional layout featuring a comfortable living room, eat-in kitchen, family room, formal dining room, a versatile bedroom or office, full bathroom, and laundry on the main level., along with an attached 3 car garage. **The second-floor features** five generously sized bedrooms and a full bathroom. **Conveniently located in Clay Township**, close to major routes including 501 and 322, the property also offers easy access to Lancaster, Ephrata, and nearby Middle Creek Wildlife Management Area. **The farm is enrolled in Clean & Green** but not preserved.

Open Houses: Call For An Appointment







FEATURES

- 3 Car Garage
- 6 Bedrooms
- Bank Barn

Auction for: Ruth Thomas
Attorney: Katelyn Haldeman

LEAD AUCTIONEER: JOHN M. HESS

717-664-5238 or 877-599-8894 www.hessauctiongroup.com contact@hessauctiongroup.com

JOHN M. HESS AUCTION SERVICE, INC. AY000253L

Type: Two Story Residence
Construction: Frame
Exterior: Metal
Roof: Composition Shingles
Garage: Attached 3 Car Garage
Square Footage: 2,748 Sq. Ft.
Lot Size: 53.40 Acres
Year Built: 1875

Heating/Cooling: Oil Fired Forced Air Heat
Water/Sewer: Well / Septic
Zoning: Agricultural
Taxes: $8,000
School District: Ephrata Area School District
Township: Clay Twp

THOMAS FARM EQUIPMENT & PERSONAL PROPERTY

Vehicles: 1992 Ford Econoline E150 (193,000 miles), 2006 Chevy Express G3 (290,450 miles)
Tractors & Skid loader: Case 1845C skid loader, John Deere 3010 wide front gas, Case 1410, Case DC, Oliver 550, Massey-Fergeson 135 Diesel (restored), Oliver 70 row crop (restored), Oliver 60 row crop JD 12 ft transport Disk, Oliver 3-bottom plow, 12 ft field cultivator, 275 Bushel McCurdy bin wagon, 4 flatbed wagons (2 with hydraulic lifts), 2-row 3-pt corn planter, Hershey transplanter, international 510 grain drill, Oliver rear-wheel weights, Oliver sickle bar mower, Land Pride 3 pt finish mower, 3-bottom and 2-bottom pull type Oliver plows, manure spreader, several gravity wagons. Full line of Antique, potato equipment and more
Shop Tools and mowers: Cub Cadet 42" lawn mower, Husqvarna 2747 lawn mower, Speedex Husky 183 lawn mower, 16' Brute lawn mower, Power tools, electric grinder, electric meat grinder, electric chainsaws, Echo battery weed eater, garden tools and attachments, water hoses, wheelbarrow, white exterior paint
Agricultural & Livestock Supplies: 10-hole stainless steel hog feeders, 11 sheet feeders, bush hog, manure spreader, hitch scraper blades, platform scales with weights, potato digger, potato planter, potato cutters, electric potato grader, potato sacks with weights, potato board bunk feeder, plastic bags (all sizes), walk-behind vegetable seeders, tomato stakes, tobacco lath, Aqua-Tainer, electric fence supplies, green pole ties
Household: Corelle dishes, stainless steel cookware, air conditioners, lamps, clocks, candles, canning jars, jelly jars
Furniture: extremely ornate bow front China closet with Lionshead carvings, slant top empire desk, dry sink, oak wardrobe, paint decorated plank bottom chairs, Cabinet, cupboard, chest, child's desk, roll-top desk
Books & Media: Song books, piano and accordion books, religious books, Bibles, commentaries, cookbooks, Martyrs Mirror, 20 Gaither Homecoming VHS tapes
Collectibles & Miscellaneous: 10 ft sandstone watering trough (nice), lanterns, oil lights, early postcards including several local, tabacco spears, large selection of coins and currency, early marble roller, wooden and dye cast farm toys,hens on nests, early china and glassware, flow blue, butter churn, early picture and bowl, jelly cupboard, early sewing items, 3 metal saffron boxes, fragrance boxes, flower vases, gates, cushions, antique wheel, and many more items.
Medical & Handicap Items: Walkers, hospital bed, bathroom items, porta potty
Games: Cornhole games, Spikeball game







First Floor
Living Room, 13'6 x 14'4, carpet
Eat in Kitchen, 20'8 x 15'3, vinyl, porch access
Family Room, 14'5 x 15'11, hardwood, chair railing, access to second floor
Dining Room, 15' x 10'8, carpet
Bedroom/Office, 13'6 x 14'4, carpet, closet
Laundry Room, 17'9 x 11'18, vinyl, 2 storage closets, garage access (built in 2018)
Full Bathroom, 4'9 x 10'5, vinyl, walk in shower

Second Floor
Bedroom, 13'5 x 13'9, carpet, closet
Bedroom, 10'7 x 15'14, carpet
Bedroom, 15' x 14'14, carpet
Bedroom, 13'7 x 14'5, carpet
Bedroom, 23'5 x 8'8, carpet, 2 closets
Full Bathroom, 6'9 x 9'1, tub/shower

Exterior
46x116 Bank Barn w/ 75x75 Steer Barn Addition
30x34 Storage Building (former hog house w/ concrete block walls)
2 - 25x30 Storage Sheds with open walls
Stone driveway
Attached 3 car garage, w/ attached 12 x 15 walk in fridge



ALL MEASUREMENTS APPROXIMATE

For information about financing call 717-664-5238

Real Estate Terms & Conditions: $150,000 down payment due day of sale. Balance due at settlement on or before 60 days. Announcements made on day of sale take precedence over advertised information.

LENDERS

Chris Karshin	Dwight Rohrer	Megan Livengood	Marvin Charles	Dale Hershey	Jason R. Landis	Josh Housekeeper
Fulton Bank	Bank of Bird-In-Hand	Bank of Bird-In-Hand	Farm Credit	Univest	First Citizens Community Bank	Ephrata National Bank
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