

SELLING TWO PROPERTIES: 28+/- ACRE FARM & COUNTRY HOME

Saturday, September 19, 2026

9am Personal Property

12pm Real Estate

**36 Old River Road (Farm) &
1807 Holtwood Road (Residence),
Holtwood, PA 17532**

Property 1 – Farm: This 28.6-acre Martic Township farm is ideally located in the peaceful countryside of southern Lancaster County. Featuring highly productive, gently rolling farmland bordered by mature woodlands, this property offers an excellent opportunity for agricultural use, recreation, or investment. Improvements include a 24' x 45' pole building with an overhead garage door, a 21' x 45' tobacco shed with a 9' drive-in door, stripping room, and dampening cellar, an unimproved single-wide mobile home with well and septic, along with several additional outbuildings and existing foundations. (Greenhouses not included)

Property 2 – Country Home: Adjacent to Parcel 1, this 2.3-acre country property is surrounded by picturesque Martic Township farmland and offers a comfortable rural setting. The home features an efficient layout with three bedrooms, a living room, kitchen with dining area, and a full bathroom on the main level. The finished daylight basement provides additional living space, including a spacious family room with a stone fireplace, an office, and a second full bathroom. Additional improvements include an attached one-car garage and two detached utility sheds. Whether you're looking for productive farmland, a country residence, or the opportunity to purchase both parcels together, this property offers a rare opportunity in scenic southern Lancaster County.



Open Houses:
Mon. August 31, 5pm-6:30pm
& Sat. September 12, 10am-12pm
Or Call For An Appointment



FEATURES



PEACEFUL COUNTRYSIDE



CLEAN & GREEN



3 BEDROOMS

Auction for: Sandra J. Unruh

Attorney: John Hohenadel

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: One Story Ranch

Construction: Frame

Exterior: Vinyl

Roof: Asphalt

Garage: 1 Car garage

Home Square Footage: 1,304 Sq. Ft. (Include Basement)

Lot Size: Residence: 2.3 Acres • Farm: 28.6 Acres

Year Built: 1970

Heating/Cooling: Heating Oil & Hot Water Boiler /
Forced Air • Air Condition

Water/Sewer: Septic / Well

Zoning: Rural Conservation

Taxes: P1: Clean & Green | P2: \$3,740

School District: Penn Manor SD

Township: Martic Twp

UNRUH FARM EQUIPMENT & TOOLS

Tractors & Mowers: John Deere 2155 w/ John Deere 146 loader 4242 original hours (nice) two sets of wheel weights hydraulics three point wide front, John Deere LA 1944 completely restored (very nice), John Deere 112 garden tractor with wheel weights and Deck completely restored (nice), John Deere 110 garden tractor with Deck completely restored (nice), 2 John Deere 80 garden wagons with dumps original (nice), Snowmobiles: John Deere Trail, fire, XL, 2- 440 Phazer snowmobiles

Lawn and garden equipment: Ariens compact 24 snowblower, Husqvarna, stihl, and other chainsaws, John Deere air compressor, 220 craftsman air compressor, Agra Fab 175 fertilizer spreader, 30-gallon sprayer tank, welder

Farm equipment: Ford 3 point 18" 2 bottom plow, John Deere LA cultivators, Alice Chalmers B front weights, John Deere 81/2 foot transport disc, three point York Stone rake, John Deere 3 point 2 bottom plow, John Deere 7 foot three-point blade, Myers model C8 snowplow with tractor mounts, John Deere 8 foot caulk-a-packer, 8' x 12' aluminum snowmobile trailer, Woodworking equipment, Bridgewood 15 inch commercial planer, double band decoy sander, AMT dust collector, drill press, single band, decoy sander, spool, sander, 16 inch scroll saw

Miscellaneous: tobacco equipment, two tobacco presses, one Greider one Minich, blue point tobacco Spears, tobacco shears, etc. one Horse drawn, potato plows, turkey crate, large selection of aluminum extension ladders, good, early anvil and black Smith tools, barn lumber, Long handled tools, tractor chains, log chains, hydraulic bottle jacks, Advertising items, Goose decoys, Honda trash pump, large selection of power hand, tools, good work bench with vice, wrench sets, hand, tools, ratchet straps, craftsman toolbox, 275 gallon fuel tank, chicken nest box, galvanized buckets, early wooden toys, implement seats, lanterns, early door, hardware, including strap hinges, early Horse drawn ground scoop, crocs and jugs, stainless steel, milker pail, early runner sled, stained glass windows, John Deer pressure washer, bushelbaskets, large drying rack, wooden chest, large selection of early traps, Griswold and other cast-iron frying pans, early woodworking tools, including wood Plains, draw knives, brace and bits and many more items too numerous to mention



Parcel 2: 1807 Holtwood Road

First Floor

Living Room, 14'3 x 17'3, carpet, bow window, closet

Kitchen/Dining, 19'3 x 10'8, laminate, patio access

Full Bathroom, 4'10 x 7', tile, tub/shower

Bedroom, 12'6 x 12', carpet, closet

Bedroom, 10'7 x 12', carpet, 2 closets

Bedroom, 11'10 x 10'3, carpet, closet

Basement

Laundry closet

Family Room, 12'10 x 26', carpet, wood paneling

Full Bathroom, 6'8 x 5', vinyl, shower

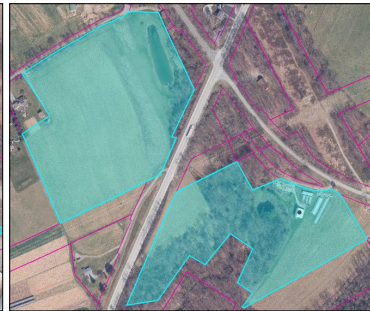
Office, 10'11 x 12'7, carpet, paneling

Oversized one car garage

Single owner custom built home

Hardwood floors under the carpet

Central AC unit located in attic



Parcel 1: 36 Old River Road

Very secluded, located on dead end road

***ALL MEASUREMENTS APPROXIMATE**

For information about financing call 717-664-5238

Real Estate Terms & Conditions: (36 Old River Road) \$70,000 down day of sale. Balance due at settlement on or before 60 days. (1807 Holtwood Road) 10% down day of sale.

Balance due at settlement on or before 90 days. Announcements made on day of sale take precedence over advertised information.

LENDERS

Chris Karshin

Fulton Bank

717-682-0693

CKarshin@fultonmortgage.com
ecompany.com

Dwight Rohrer

Bank of Bird-In-Hand

717-572-1492

drohrer@bihbank.com

Megan Livengood

Bank of Bird-In-Hand

717-929-2208

mliven-
good@bihbank.com

Marvin Charles

Farm Credit

717-368-7387

mcharles@horizonfc.com

Dale Hershey

Univest

717-519-7077

hershedyd@univest.net

Jason R. Landis

First Citizens Community

Bank

717-575-7435

jrlandis@myfccb.com

Josh Housekeeper

Ephrata National Bank

717-738-5473

agdept@epnb.com

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.