

S. KENDRICK ESHLEMAN 23.50 ACRE ESTATE

Saturday, October 31, 2026
9am Personal Property
12pm Real Estate

**62 London Vale Rd,
Gordonville, Pa.**

This exceptional 23.50-acre historic property, enrolled in Pennsylvania's Clean and Green program, offers a rare opportunity to own an 18th- and 19th-century brick farmhouse filled with character and original features. **The spacious four-bedroom home includes** a formal dining room with fireplace, living room with fireplace, library/den, large kitchen with center island, powder room, and a large sitting room with hearth fireplace and laundry area. **The second floor features** four bedrooms, including one with a fireplace, a large bathroom with built-in closets, an additional powder room, and ample hallway closets. **This home also features** two separate stairwells providing access between the floors. **A large walk-up attic provides** additional space and includes former maid's quarters. **The property also includes** an impressive 1787 limestone grist mill with four levels, offering a unique restoration opportunity for those looking to preserve a piece of local history. **Additional features include** a basement for additional storage, original pine floors, and numerous original architectural details throughout the home, adding to the historic character and potential of this one-of-a-kind estate.



Open Houses:
Sat. October 17, 10am-12pm
& Mon. October 19, 5pm-6:30pm
Or Call For An Appointment



FEATURES



HISTORIC SIGNIFICANCE



ENROLLED IN CLEAN & GREEN



23.50 ACRES

Auction for: S. Kendrick Eshleman Estate
Attorney: Randy Moyer & Gloria Shatto

LEAD AUCTIONEER: PHIL NISSLEY



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

 **www.hessauctiongroup.com**

 **contact@hessauctiongroup.com**

JOHN M. HESS AUCTION SERVICE, INC.

AY000253L

Type: Two Story Farm-House

Construction: Masonry

Exterior: Brick

Roof: Slate

Lot Size: 23.50 Acres

Year Built: Built in the Mid-1700's, & is Pre-Revolutionary.
The West Side Addition was Built in 1812.

Heating/Cooling: Hot Water Heat / Window AC

Water: Well / Septic System

Zoning: Residential

Taxes: \$3,836.62

School District: Pequea Valley SD

Township: Paradise Twp

1st Floor

Formal dining room with fireplace

Library/den

Living room w/ fireplace

Large kitchen with a spacious island

Powder room

Large sitting room with hearth fireplace

Laundry area

2nd Floor

Four bedrooms, including one with a fireplace

Large bathroom with built-in closets

Additional powder room

Hallway closets

One bedroom features steps leading to the lower level

Attic

Large walk-up attic

Former maid's quarters

Property Features

Basement

Historic 18th- and 19th-century brick farmhouse with four bedrooms and many

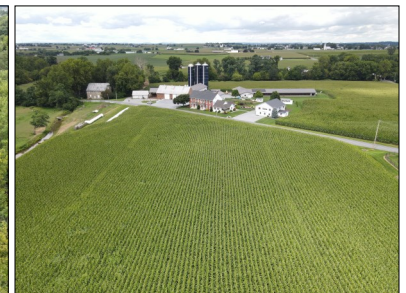
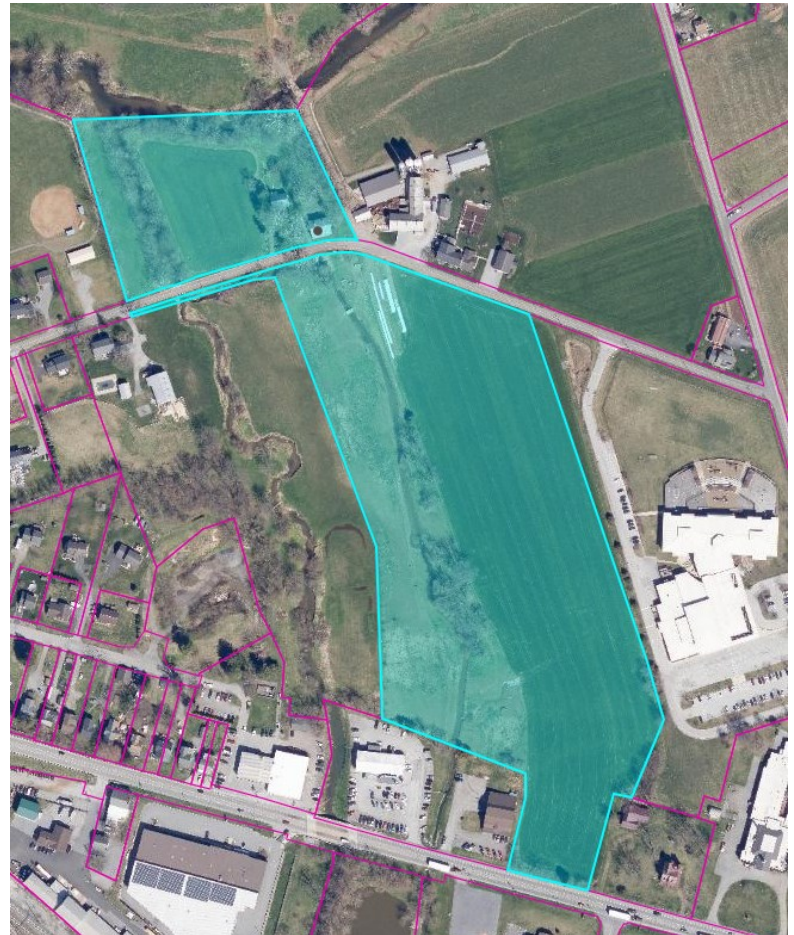
Original features

Original pine flooring

Stream known as "Eshleman Run"

Historic 1787 limestone grist mill featuring four levels

Property is in restorable condition and offers an exciting opportunity for restoration



For information about financing call 717-664-5238

Real Estate Terms & Conditions: 10% down 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
Fulton Bank
717-682-0693
CKarshin@fultonmortgag
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
hersheyd@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.