



HESS
AUCTION GROUP

PUBLIC AUCTION

COLUMBIA HOME WITH INVESTMENT POTENTIAL

Wednesday, October 14, 2026 • 6pm

3985 Locust Grove Road,
Columbia, PA 17512

This property offers excellent investment potential with a versatile layout and the opportunity to accommodate multiple occupants or rental arrangements. **The property could benefit from some cosmetic updates, offering** an opportunity to add value and make the space your own. Original architectural details and multiple fireplaces on the first floor add character and historic appeal. **The first floor features** a living room, kitchen, dining room, half bathroom, family room, full bathroom, and parlor. **The second floor includes** three bedrooms, one of which includes its own kitchenette. **Also located on the second floor are** two full bathrooms. **The third floor offers** another bedroom, providing even more living space. **Additional amenities include** a wine cellar, a carriage house, and a washroom with a pantry, adding to the property's versatility and potential.



Open House:

**Sat. October 3, 10am-12pm
& Mon. October 5, 5pm-6:30pm
Or Call For An Appointment**



FEATURES



4 BEDROOMS



CARRIAGE HOUSE



WINE CELLAR

**Auction For: Theresa Brown-Albert
Attorney: James N. Clymer**

Lead Auctioneer: JOHN M. HESS



717-664-5238 or 877-599-8894

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JOHN M. HESS AUCTION SERVICE, INC.

AY000253L

Type: Two Story Residential
Construction: Masonry
Exterior: Brick
Roof: Composition Shingles
Square Footage: 4,125 Sq. Ft.
Lot Size: 1.17 Acres
Year Built: 1804

Heating/Cooling: Central heating / AC
(Optional Electric Baseboards)
Water/Sewer: Well / Public
Zoning: Residential
Taxes: \$7,095
School District: Hempfield SD
Township: West Hempfield Twp

First Floor

Living Room, 15'6 x 30', hardwood
Kitchen, 14'4 x 15'2, vinyl
Dining Room, 15'2 x 20', hardwood, ceiling fan, fireplace
Half Bathroom, 7' x 11', vinyl
Family Room, 14' x 15', hardwood, ceiling fan, fireplace
Bathroom, 7'6 x 8', vinyl, walk-in shower
Parlor, 15'5 x 22', LVP, fireplace

Second Floor

Bedroom, 14'7 x 14'8 + 14'8 x 16', carpet, hardwood, kitchenette
Bedroom, 14'10 x 16', hardwood
Bedroom, 14'1 x 15'2, hardwood
Full Bathroom, 7' x 10'
Bathroom, 7'6 x 5', vinyl

Other

Laundry/Utility, 8'9 x 11', carpet, pantry
Wine Cellar
Carriage House, 18' x 38'
Smoke House
Heat Pump
2nd Kitchen, 15'6 x 16', vinyl
3rd Floor Bedroom, 18'7 x 18'9, wood

The vents are located in the ceiling / The thermostat is on the 2nd floor bedroom wall



***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.

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.