HESS
AUCTION GROUP

PUBLIC AUCTION

16.5-ACRE ELIZABETHTOWN PROPERTY WITH HORSE BARN, SHOP & EXCEPTIONAL AMENITIES

Saturday, November 7, 2026
9am Personal Property
12pm Real Estate

112 Hillsdale Road,
Elizabethtown, PA 17022

This custom **16.5-acre** Elizabethtown property, enrolled in the **Clean and Green** program, is accessed by a long winding driveway that leads to an impressive setting with spacious living areas, comfortable accommodations, and exceptional amenities. **The inviting first floor features** a welcoming foyer, living room, bedroom, private in-law quarters with a bathroom and kitchenette, office, family room, dining area, kitchen, breakfast nook, full bathroom, and screened-in porch. **The second floor offers** a spacious primary bedroom with its own bathroom, an additional bedroom, and another full bathroom. **The expansive basement provides** abundant storage and additional usable space, along with a full bathroom. **Additional amenities include** 3 attached garage bays, 3 detached garage bays, a shop/equipment shed, 5-stall stable with insulated tack room, wet sauna, swimming pool, giant outdoor chess game, and 4+ acres of livestock fencing. **With 16.5 acres, generous living spaces, and an array of unique amenities, this custom home offers a truly distinctive setting in Elizabethtown.**

Open House:
Sat. October 24, 10am-12pm
& Mon. October 26, 5pm-6:30pm
Or Call For An Appointment

FEATURES

- ENROLLED IN CLEAN & GREEN
- 3 CAR GARAGE
- HORSE STABLE

Auction For: David Farmer Estate
Attorney: Kevin Dolan

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: Dryvit
Roof: Composition Shingles
Garage: Attached & Detached
Square Footage: 3,888 Sq. Ft.
Lot Size: 16.5 Acres
Year Built: 1991

Heating/Cooling: Dual Geothermal Heating/Cooling Systems
Water/Sewer: Well / Septic
Zoning: Agricultural
Taxes: $13,871
School District: Elizabethtown Area SD
Township: Conoy Twp

First Floor – Main Living Area
Foyer, 11' x 17'10"
Living Room, 19'3" x 14'3"
Family Room, 26'6" x 18'2"
Dining Area, 14' x 15'8"
Kitchen, 12'1" x 22'8"
Breakfast Nook, 12'1" x 8'4"
Office, 14'9" x 23'3"
Full Bathroom, 7'4" x 4'2"
Screened Porch, 17'8" x 17'11"
First Floor – Private In-Law Quarters
Bedroom, 10'7" x 19'10"
Living Area, 30'2" x 13'11"
Kitchenette
Full Bathroom, 7'4" x 4'2"
Second Floor
Primary Bedroom, 14'9" x 31'6"
Primary Bathroom, 11'7" x 15'5"
Bedroom, 17'8" x 18'
Full Bathroom, 8'8" x 10'1"
Hall, 14'3" x 13'
Hall, 8' x 3'4"
Open to Below
Laundry Hookup (total of 3 in the house)
Basement
Basement, 30'11" x 28'6"
Room, 14'5" x 17'4"
Full Bathroom, 9'3" x 6'11"
Storage, 8'6" x 13'5"
Storage, 10'9" x 4'10"
Garage
Attached Garage, 26'1" x 46'3"
Additional
6 garage bays (3 attached & 3 detached)
Wet sauna
Two wells
4+ acres of livestock fencing
5-stall stable with insulated tack room
Screened Porch, 336 sq. ft.
Salt water heated pool w/ new cover
RV pad with electric and water hookup
80 gallon water heater

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 60 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.