



HESS
AUCTION GROUP

PUBLIC AUCTION

26+ ACRE SOUTHERN YORK COUNTY FARM

Saturday, October 31, 2026

9am Personal Property

12pm Real Estate

75 Smith Road,
Delta, PA 17314

This scenic rural property is located just a few miles from the Maryland border and offers an exceptional setting with a large percentage of highly productive tillable soils, along with recreational ground. **The property features** a modest yet very functional three-bedroom, one-level home with a spacious family room, eat-in kitchen, and laundry area. **Additional improvements include** two oversized two-car garages, an equipment shed, multiple agricultural outbuildings, and fenced pastures. **This unique property offers a great combination of agricultural, recreational, and residential opportunities and must be seen to be fully appreciated!**



Open House:
Sat. October 17, 2pm-4pm
& Tues. October 20, 5pm-6:30pm
Or Call For An Appointment



FEATURES



ENROLLED IN CLEAN & GREEN



THREE BEDROOMS



TWO GARAGES

Auction For: Ross & Wanda Simon
Attorney: Kristen McGuire

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: Modular
Construction: Factory Built Structure
Exterior: Vinyl Siding
Roof: 5 Years Old - 30 Year Old Shingles
Garage: Two Oversized Two-Car Garages
Square Footage: 1800+/-
Lot Size: 26.30 Acres
Year Built: 1972/73 Addition Built 1981

Heating/Cooling: Wood & Air-conditioning
Water/Sewer: Well & Septic
Zoning: Residential / Agriculture
Taxes: \$334
School District: South Eastern SD
Township: Peach Bottom Twp



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.