HESS
AUCTION GROUP

PUBLIC AUCTION

TWO PARCELS – WORKING SERVICE GARAGE

Sat. January 16, 2027

9am Personal Property
12pm Real Estate

P1: 4456 Elizabethtown Road
P2: 1518 Lebanon Road,
Manheim, PA 17545



Open House:
Sat. January 2, 10am-12pm
& Mon. January 4, 4pm-5:30pm
Or Call For An Appointment

Located within walking distance of each other and just minutes from the PA Turnpike, these two Manheim properties present an excellent opportunity to purchase individually or together.

P1: Situated on 6.5 acres, this property includes a working automotive and truck garage with a residence, along with a portion of farmland. **The first floor features** a living room, eat-in kitchen, dining room, and combined laundry room and half bathroom. **The second floor includes** three bedrooms and a full bathroom. **The property also features** an impressive lineup of outbuildings, including a detached two-car garage, multi-story barn, four-bay workshop, equipment pole shed, and chicken coop.

P2: This affordable ranch home offers an opportunity to add your own updates and personal touches. **The main floor features** a living room, kitchen, two bedrooms, a full bathroom, laundry area, and breezeway. **Outside, a large yard provides plenty of room to enjoy the outdoors, garden, or entertain.**







FEATURES

- **GREAT LOCATION**
- **MULTI-STORY BARN**
- **INVESTMENT POTENTIAL**

Auction For: David & Esther Miller
Attorney: Gibbel Kraybill

Lead Auctioneer: JOHN M. HESS

Type: P1: Two Story / One Story Rancher
Construction: Frame
Exterior: P1: Shingle / P2: Metal
Roof: Composition Shingle
Garage: P1: Detached / P2: Attached
Square Footage: P1: 1,659 Sq. Ft / P2: 696 Sq. Ft.
Lot Size: P1: 6.5 Acres / P2: 0.40 Acres
Year Built: P1: 1900 / P2: 1955

Heating/Cooling: Oil Fired / Forced Air Furnace
Water/Sewer: Septic / Well
Zoning: Agricultural
Taxes: P1: $6,073 / P2: $2,716
School District: Manheim Central SD
Township: Rapho Twp

P1: 4456 Elizabethtown Road

First Floor
Living Room, 16'8 x 13'4, carpet
Eat in Kitchen, 16'10 x 16'4, vinyl
Dining Room, 15'4 x 11'3, carpet, closet
Laundry/Half Bathroom, 22' x 11', side entrance

Second Floor
Bedroom, 16'10 x 11'7, hardwood, closet, balcony
Bedroom, 13'10 x 11'3, hardwood, closet
Bedroom, 13'1 x 16'9, hardwood
Full Bathroom, 6'10 x 8'6

Exterior
2 car detached garage
Multi story 40' x 35' barn, concrete and dirt floor, electric
4 Bay Workshop, 60' x 32', concrete floor, electric
Equipment Pole Shed, 60' x 32', concrete floor, electric
Chicken Coop



1518 Lebanon Road

Living Room, 16'10 x 11'7, hardwood
Kitchen, 11'9 x 10'2, vinyl
Laundry, 9'5 x 9'3, vinyl
Full Bathroom, 7'4 x 4'11
Bedroom, 11'6 x 11'8, hardwood
Bedroom, 9'5 x 11'7, hardwood, closet
Breezeway, 9'3 x 22'2, concrete floor

Unfinished basement



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 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.