HESS
AUCTION GROUP

PUBLIC AUCTION

2 UNIT INVESTMENT PROPERTY W/ SUBDIVISION POSSIBILITIES

Sat. December 19, 2026 - 12pm

2304 & 2306 Rockvale Rd,
Lancaster, PA 17602

This well-located Lancaster home offers an eat-in kitchen, a convenient kitchen nook, and a family room on the first floor. **The second floor features** three bedrooms, a full bathroom, and a walk-up attic. **The unfinished basement provides** additional storage space. **Outside, the property includes** a large barn and an oversized lot with potential subdivision opportunities. **The home is in need of cosmetic updating, offering an opportunity to make it your own!**



Open House:
Sat. December 5, 10am-12pm
& Mon. December 7, 4pm-5:30pm
Or Call For An Appointment







FEATURES

- LARGE BARN
- OVERSIZED LOT
- 3 BEDROOMS

Auction For: John Taylor
Attorney: Scott Albert

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 Residential
Construction: Frame
Exterior: Aluminum Siding
Roof: Composition Shingles
Garage: Detached
Square Footage: 2,384 Sq. Ft.
Lot Size: 0.82 Acres
Year Built: 1890

Heating/Cooling: Oil Hot Air / Window AC Units
Water/Sewer: Well Water / Public Sewer
Zoning: Agricultural
Taxes: $4,707
School District: Conestoga Valley SD
Township: East Lampeter 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 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.