

PUBLIC AUCTION

42.54 Acre Steer Farm w/Farm Equip. & Household Items

RICHLAND AREA

SAT., NOV. 11, 2017 @ 10 AM W/REAL ESTATE AT 12 NOON

464 Race Road, Richland, PA 17087, Millcreek Twp, Lebanon Co, Eastern Lebanon County School District

From Richland at RR tracks, take Race St (turns into Race Road) for 1.2 miles to property on right.



Kitchen	13 x 15	Family Rm	14 x 15	Summer Kitchen	10 x 13	Living Rm	13 x 25	Parlor	13 x 12
Bath/Laundry	9 x 11	UL Bedrm	13 x 14	UL Bedrm	13 x 20	UL Bedrm	11 x 15	UL Bedrm	11 x 15

This beautiful working farm is nestled in the midst of the rolling scenic farmlands of the Richland/ Newmanstown Area and contains 42.54 acres; approximately 31 tillable, 8 in pasture, and balance in buildings. The farm house has 2,270 sq. ft. of living space w/a maintenance free vinyl exterior and features a 7'6" x 60' L-shaped covered porch. The home contains two full kitchens, living room, family room, parlor, and handicap accessible bathroom/laundry on the first level and a full bath and 4 bedrooms on the second level. The home also has an attic, daylight basement w/outside exit, oil hot water heat, whole house fan, and on site well and septic. Outbuildings include: 26' x 67' bank barn (upper level hay and equipment storage, lower level w/open box pen) w/a 30' x 40' addition and a feed lot w/ 75' bunk feeder; 20' x 80' poured concrete silo; 28 ton grain bin; 28' x 37' block garage w/water & electric, 3 overhead doors (one w/electric opener); 14' x 14' potting shed; and a 12' x 12' chicken coop.

This farm has been well maintained and has a beautiful setting w/mature shade trees, perennials, and views of rolling farmland and distant mountains and is enrolled in Clean and Green!

Taxes: \$4,655 (Enrolled in Clean & Green). Property contains an in-active buckeye gas line right-of-way on the southern end of the property. **Open House:** Saturday, October 21, 28 and November 4 (1-3 pm) *or anytime by apt. call 610-286-5183*

Terms: 10% down day of sale; settlement within 45 days of sale **Terms By:** Hilda F. Eberly

Merle Eberly - Brian Oberholtzer
John Stauffer Jr. - C Ivan Stoltzfus CAI
Horning Farm Agency, Inc. AY002091



HorningFarmAgency.com
610-286-5183

AUCTIONEERS - REALTORS - APPRAISERS



Information is deemed correct but not guaranteed.



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