

PUBLIC AUCTION

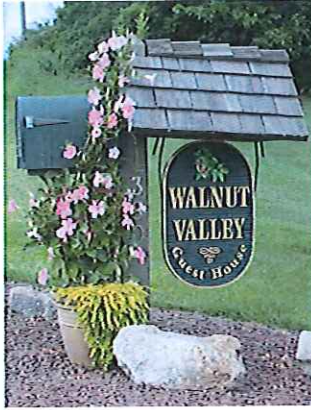
**12 Acres w/Stone Farm House & Historic Walnut Valley Guest House,
Guest/Gathering House, 2 Detached Garages/Shop, & Pole Barn**

Churchtown Area

Tuesday, June 10, 2014 at 6:00 PM

380 Hammertown Rd, Narvon, PA 17555, Caernarvon Twp, Lancaster Co, Elanco School Dist.

From Morgantown take Rt. 23 W for 4.3 mi, R on N. Churchtown Rd. for 3/10 mi, R on Hammertown Rd. for 1.3 mi, prop. on right.



This beautifully restored historic property is nestled in a semi-secluded valley in the heart of Churchtown's scenic farmland. The property, better known as Walnut Valley Guest House, contains six buildings, all with impeccable detail, manicured lawns, professional landscaping, 2 ponds, a brook with a bridge, winding paved driveway, and with income from 2 guest houses!

1780's Circa 2 1/2 Story Stone Farm House: This gorgeous 3,000 sq.ft stone home features a 36 pull eat-in Kitchen w/ stone floor, granite counter tops, double bowl granite composite sink, glass top electric range, d/w, built-in corner cupboard, brick hearth w/wood stove; **Living Room** w/ brick hearth & wood stove; **Library/Parlor** w/built-in bookshelves, display cabinet & cupboards; **Laundry & Half Bath** w/skylight, lots of cupboards & counter space. Second floor has 3 **Bedrooms** each w/2 closets & built-in dressers; **Full Bath** w/ double bowl vanity, corner glass shower & linen cupboard. **Third floor** (attic) fully finished w/exposed beams, lots of cupboard storage, skylights, track lighting, ceiling fans, built-in book shelves, and a work island with 18 drawers/cupboards. **Full Basement** w/painted concrete floor & painted stone walls, and outside exit. The back yard features a stone patio w/ natural stone waterfall landscape, outdoor kitchen & pavilion. Oil base-board heat w/central air. The home has gorgeous trim work, wainscoting, and Pine floors throughout (Kitchen has stone floor & 3rd floor has White Oak hardwood floor).



Kitchen	17 x 18	Laundry/Half Bath	10 x 10	Bedroom	11 x 14
Living Room	14 x 24	Bedroom	11 x 11	Full Bath	8 x 9
Library/Parlor	12 x 14	Bedroom	11 x 14	Finished Attic	21 x 21

Merle Eberly - 2417-L—Brian Oberholtzer
Alvin Horning - C.Ivan Stoltzfus CAI

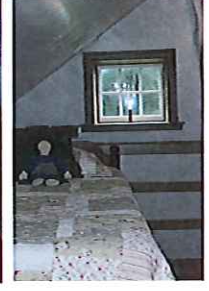
HFA **HORNING**
FARM AGENCY, INC.
REALTORS • AUCTIONEERS • APPRAISERS

610-286-5183

www.horningfarmagency.com

Walnut Valley Guest House: 1750's circa stone house used as a forge worker's shop & home during Revolutionary War. Contains 720 sq.ft. fully furnished with Pine floors, exposed beams, and 16" - 21" window sills. First floor features a **Living Room** w/gas stove and **Kitchen** w/tiled countertop, refrigerator, electric range & microwave. The **Loft** features a bedroom w/ceiling fans & a full bathroom. Central heating & air conditioning and gas stove.

First Floor 12 x 19 Loft 11 x 14



Guest/Gathering House: Wood sided Cape Cod style house containing 1,530 sq. ft. has large paved parking area, lower level gathering room and upper level guest quarters all with Pine floors. First Floor: **Great Room** featuring a **Kitchen** w/steel farmhouse kitchen sink, boxed out picture window, and walk-in pantry; **Living Room** w/ brick wood burning fireplace & exposed beams. Second floor **Guest Quarters** features a **Kitchen/Living Room** w/under cabinet refrigerator, double bowl porcelain sink, cathedral ceiling, gas stove, and walk-in closet; **Bedroom & Full Bath**. Central heating & air conditioning.

Lower Level 28 x 36 Kitchen/ 13 x 21 Bedroom 10 x 13
Great Room Living Room



Woodshop: 26' x 32' wood sided 1 car garage w/electric opener & fully finished wood working shop w/painted concrete floor, walls w/wainscoting, boxed out picture window, lots of recessed & fluorescent lighting, pull down stairs and built-in cabinets. Oil heat and woodstove.

Stucco Detached 2 Car Garage: 24' x 32' Oversized 2 car garage w/electric openers

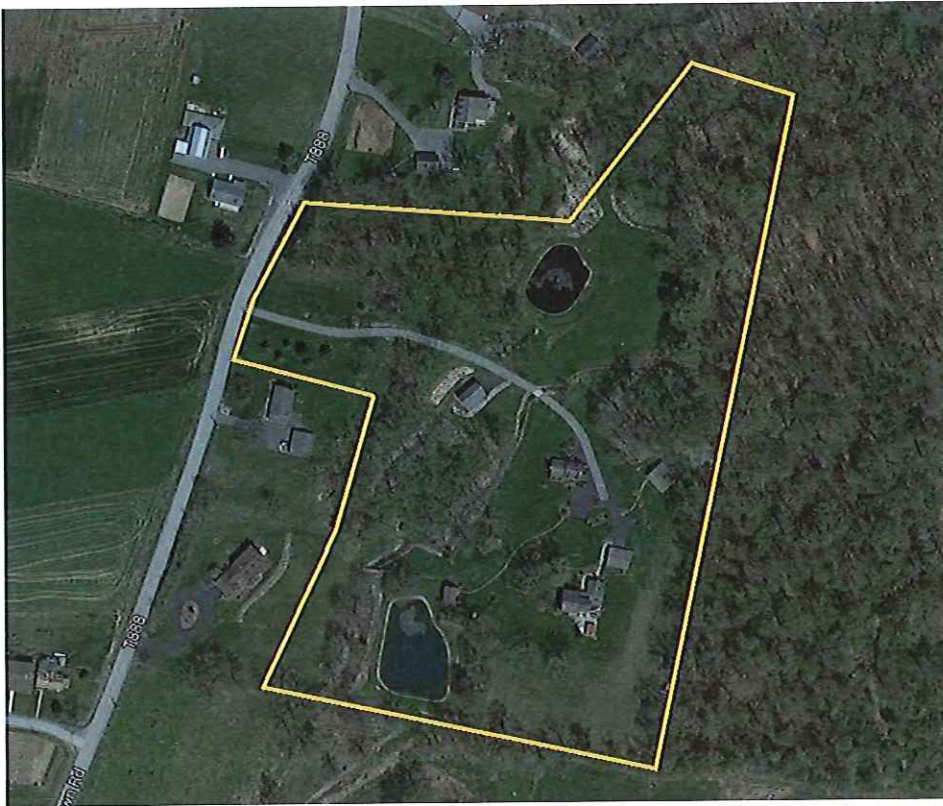
Pole Barn: 16' x 34' Steel sided pole barn w/ electric and 13'6"x 12' overhead door and 8' x 34' porch.

Onsite Well and Septic. **Zoned:** Open Space Conservation **Taxes:** \$5,020 (Enrolled in Clean & Green)

Open House: Saturday, May 3, 17, 24, and June 7 (1-3 pm) or anytime by apt. call 610-286-5183

Terms: 10% down day of sale; settlement within 60 days of sale **Terms By:** Keith H. & Beverly M. Haselhorst

This is an exceptional, one-of-a-kind property with income from two guest houses. Every inch of this property is in immaculate and excellent condition and has been beautifully restored. Located on a quiet country road with easy access to PA Turnpike. For more information visit www.walnutvalleyguesthouse.com or



Main House



Walnut Valley Guest House



Guest/Gathering House



Wood Working Shop/Garage



Pole Barn



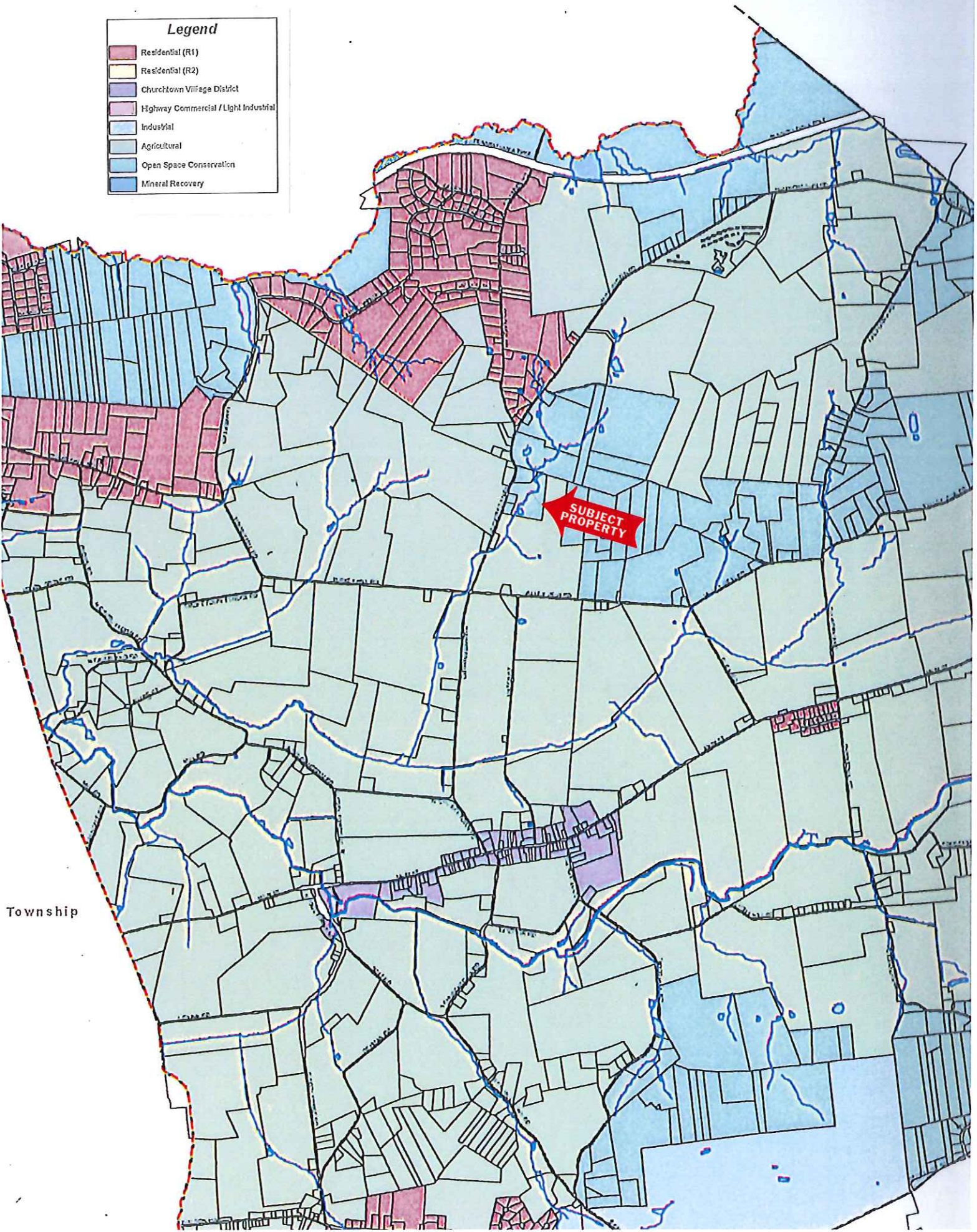
Detached 2 Car Garage (in back)



PO Box 251, Morgantown, PA 19543
610-286-5183
www.horningfarmagency.com

Legend

	Residential (R1)
	Residential (R2)
	Churchtown Village District
	Highway Commercial / Light Industrial
	Industrial
	Agricultural
	Open Space Conservation
	Mineral Recovery



Township

ARTICLE V

OS/C - OPEN SPACE/CONSERVATION DISTRICT

SECTION 500. PURPOSE

The OS/C - Open Space/Conservation District seeks to preserve and protect open areas, essential watersheds, and woodlands from intensive development by limiting land uses to those which do not degrade the environmental quality of lands within the District. This District is characterized by sparse residential land uses and contains provisions which seek to provide additional protection of rural residences from the impacts of other non-residential uses. Larger minimum lot sizes are indicated because public sewer and water facilities are not planned for this District.

SECTION 501. PERMITTED USES

Land and buildings in the OS/C - Open Space/Conservation District shall be used only for the following purposes:

- A. Any form of agriculture, horticulture, or forestry except commercial livestock operations.
- B. Manure storage facilities, except commercial manure storage facilities, provided that:
 - (1) The use shall operate under a nutrient management plan approved by the Lancaster County Conservation District.
 - (2) Manure storage facilities shall be designed in compliance with the engineering standards and specifications of the Soil Conservation Service and provided in the Pennsylvania Department of Environmental Protection publication Manure Management for Environmental Protection, including its supplements and subsequent amendments.
 - (3) Manure storage facilities shall be either designed by the Soil Conservation Service, or shall be designed and certified by a professional engineer, and shall also be reviewed by the Soil Conservation Service. Copies of the engineering plan shall be submitted with the permit application to the Zoning Officer.
 - (4) The construction of the manure storage facility shall be in accordance with the permit, the approved design, and the approved nutrient management plan. Any design changes required during construction or subsequent operation must be approved in writing by the Soil Conservation Service.
 - (5) Manure storage facilities shall **not** be located within:
 - (a) Five hundred (500) feet from any dwelling unit other than the existing farm dwelling.
 - (b) One hundred and fifty (150) feet of any property line, street right-of-way line, or water supply facility.
 - (c) A slope having a grade greater than fifteen (15) percent.
 - (d) On floodplain lands as classified in Section 1201 of this Zoning Ordinance. All manure storage facilities adjacent to a floodplain shall have a minimum floor elevation of two (2) feet above the one hundred (100) year floodplain elevation.
- C. Cemeteries, provided that:
 - (1) A minimum lot area of five (5) acres shall be provided for a cemetery.
 - (2) All burial plots and facilities shall be located at least one hundred (100) feet from any property line or street line.
 - (3) In no case shall any use relating to a cemetery be located within the one hundred (100) year floodplain of an adjacent watercourse.
- D. Echo housing, provided that:
 - (1) The total building coverage for the principal dwelling, the accessory structures, and the

proposed dwelling together shall not exceed the maximum requirement of the prevailing zoning district.

- (2) The proposed dwelling shall be occupied by either an elderly, handicapped, or disabled individual related to the occupants of the principal dwelling by blood, marriage, or adoption, or by the caregiver for any of the above mentioned individuals.
- (3) The proposed dwelling shall not be occupied by more than two (2) people.
- (4) The applicant shall provide evidence that the proposed method of sewage disposal and water supply comply with Department of Environmental Protection requirements.
- (5) One (1) off-street parking space shall be required for the proposed dwelling unit.
- (6) The proposed dwelling shall be located to the side or rear of the principal dwelling and shall be subject to all side and rear yard requirements of the prevailing zoning district.
- (7) If the proposed dwelling is a mobile home, it shall be placed on the lot in accordance with the foundation and anchoring requirements of Section 1302.2 of the Zoning Ordinance.
- (8) The proposed dwelling unit shall be provided with properly designed utility connections.
- (9) The applicant shall furnish proof of the filing of either a land development plan or an agreement with the Lancaster County Planning Commission for the proposed dwelling unit as long as the Lancaster County Subdivision and Land Development Ordinance is in effect in the Township.
- (10) The proposed dwelling unit shall be removed within ninety (90) days after it is no longer occupied by the individual who qualifies for the use.
- (11) Upon the proper installation of the proposed dwelling, the Zoning Officer shall issue a temporary zoning permit. This permit shall be reviewed during the month of January of each year until such time that the dwelling is to be removed. A fee, in an amount established by the Board of Supervisors, shall be paid by the landowner upon each renewal of the temporary building permit.

E. Home occupations, provided that:

- (1) Only single-family, detached dwellings may contain a home occupation.
- (2) No more than two (2) non-resident employees shall be permitted.
- (3) Such occupations shall be incidental or secondary to the use of the property as a residence and are limited to those occupations customarily conducted within a dwelling unit.
- (4) The applicant shall demonstrate that adequate off-street parking will be provided for both the home occupation and the dwelling unit, but in no event shall the parking spaces provided be less than two (2) for the home, one (1) for each non-resident employee, and such other parking spaces as required in Section 1602 of the Zoning Ordinance. Such parking spaces shall be screened from adjoining properties.
- (5) No goods shall be visible from the outside of the building.
- (6) The area used for the practice of a home occupation shall occupy no more than twenty-five (25) percent of the total floor area of the dwelling unit or five hundred (500) square feet, whichever is less. All home occupation activities shall be conducted within the dwelling unit.
- (7) Manufacturing, repairing, or other mechanical work shall be performed in such a way that noise, odor, vibration, electromagnetic interference, or smoke shall not affect neighboring properties or be noticeable at or beyond the property line.
- (8) No external storage of materials or products shall be permitted. No storage of materials or products in accessory structures or attached garages shall be permitted.
- (9) The exterior appearance of the structure or premises is constructed and maintained as a residential dwelling.
- (10) The only retail sales permitted shall be of those products produced by or used in the home occupation.
- (11) One non-illuminated sign, not to exceed two (2) square feet in display area, shall be permitted.

F. Parks, recreation areas, and playgrounds not operated for private profit.

G. Public conservation areas for the conservation of open space, water, soil, forest, wildlife resources and passive recreation.

H. The display and sale of farm or nursery products as an accessory use to the principal farm use,

provided that:

- (1) At least half ($\frac{1}{2}$) of all farm and nursery products sold must be grown, raised, or harvested on the premises.
 - (2) Any permanent structure used to display and sell such goods shall be located at least fifty (50) feet from any property line and the legal right-of-way line of any street. The sale of farm products from a portable stand shall be located a minimum of twenty-five (25) feet from the street right-of-way and shall be removed at the end of the growing season. Mobile stands (i.e. farm wagons, pick-up trucks, etc.) shall be located outside the street right-of-way.
 - (3) The structure and necessary parking area shall together not occupy more than four-thousand (4,000) square feet of area for each farm.
- I. Single-family detached dwellings.
- J. Municipal uses.
- K. Accessory buildings and uses customarily incidental to the above permitted uses when located on the same lot.
- L. Custom agricultural services, provided that:
- (1) The business shall be located on a parcel of land of two (2) acres or more.
 - (2) Vehicles, equipment, and supplies associated with the service shall either be stored in a fully enclosed building or be screened from abutting properties.
 - (3) There shall be a minimum seventy-five (75) foot long gravel or paved access extending into the property to prevent tracking of mud onto the public road.
 - (4) A turnaround area shall be provided to prohibit the backing out of vehicles onto the abutting roadway.
- M. No-impact, home-based businesses.

SECTION 502. SPECIAL EXCEPTIONS

The establishment and/or expansion of the following uses are permitted when special exceptions are granted by the Zoning Hearing Board in conformance with Article XXI and other provisions of this Zoning Ordinance.

- A. Bed and breakfast establishments (conversion of existing residential structures only).
- B. Campgrounds.
- C. Church and related uses.
- D. Clubhouses (private clubs).
- E. Commercial livestock operations.
- F. Communication antennas, towers, and equipment for commercial operation.
- G. On-farm occupations.
- H. Accessory dwelling units.
- I. Custom agricultural services on parcels of land less than two (2) acres in area.
- J. Home occupations which do not conform to the criteria of Section 501.E. of the Zoning Ordinance.
- K. Rural occupations.

SECTION 503. AREA AND HEIGHT REGULATIONS

1. **MINIMUM LOT AREA** - A minimum lot area of sixty-five thousand (65,000) square feet shall be required for each permitted principal use and special exception use, unless otherwise specified in the criteria for uses permitted by special exception. The maximum area shall be as dictated by the Department of Environmental Protection as the maximum necessary for approval of sewage disposal facilities. The limitation on subdivision shall not apply to the alteration of existing lot lines which will not result in the creation of additional separate parcels or which will not render the agricultural use of the tracts less efficient. This number shall not be increased by the subdivision of any such parent tract. Any subsequent owner of a lot after the effective date of this Zoning Ordinance shall be bound by the actions of his predecessor.

2. DENSITY REQUIREMENTS

A. The following provisions shall apply for new lots and/or land uses in the OS/C - Open Space/Conservation District:

- (1) For every ten (10) acres of an existing contiguous lot or fraction thereof under single ownership as of the effective date of this Zoning Ordinance, there may be only one (1) use permitted in addition to the existing uses on said existing lot, or one (1) new lot subdivided from said existing lot, provided the remaining portion of the existing lot is in conformance with all lot, yard, and height requirements of this District as listed below.
- (2) On an existing lot under single ownership that has a lot area of four (4) acres or more, but is less than ten (10) acres in lot area as of the effective date of this Zoning Ordinance, there may be only one (1) use permitted in addition to the existing uses on said existing lot, or one (1) new lot subdivided from said existing lot, provided the remaining portion of the existing lot is in conformance with all lot, yard, and height requirements of this District as listed below.

B. Any subdivision or land development plan hereinafter filed with the applicable approving body for subdivision or land development of a lot in this District shall specify which lot or lots shall carry with it a right of further subdivision or erection of single family dwellings, if any such right remains from the quota allocated to the parent tract as of the effective date of this Zoning Ordinance. This right of further subdivision or erection of single-family dwellings, or an indication that no further subdivision or erection of single-family dwellings is permissible, shall also be included in the deed to the newly-created lot.

C. In the event that a lot which was not classified as part of this District on the effective date of this Zoning Ordinance is hereafter classified as a part of this District, the size and ownership of any such lot on the effective date of the change in zoning classification shall determine the number of lots which may be subdivided from or the number of single-family dwellings which may be erected on such lot.

3. MINIMUM LOT WIDTH - One hundred and seventy five (175) feet at the building line.

4. MINIMUM LOT DEPTH - Two hundred (200) feet.

5. YARD REQUIREMENTS - All principal buildings shall be set back from street rights-of-way and lot lines in accordance with the following requirements:

A. Front Yard - The minimum front yard required shall be that distance between the right-of-way line of a public or private road and the building line as established in Article XVII of this Zoning Ordinance.

B. Side Yard - There shall be two (2) side yards each having a minimum width of twenty-five (25) feet.

C. Rear Yard - The rear yard shall be a minimum of sixty (60) feet in depth.

6. MAXIMUM COVERAGE - Twenty (20) percent.

7. HEIGHT REGULATIONS - No building shall exceed thirty-five (35) feet in height except as provided in Article XIX of this Zoning Ordinance.

SECTION 504. PRESERVATION OF EXISTING WOODLANDS

1. Existing wooded areas shall be protected for all residential uses and other land uses as deemed appropriate by the Zoning Officer, with the exception that existing wooded areas may be cleared for cultivation, pasture land, or nursery use provided that prior to such clearing, the landowner shall have an approved erosion and sedimentation control plan and/or a conservation plan.

2. For all other earth moving activities, at least seventy-five (75) percent of the number of trees (minimum trunk caliper of five (5) inches measured three (3) feet above ground) that exist prior to any

earth moving activities requiring a permit pursuant to this Zoning Ordinance shall be maintained or replaced immediately following construction. Replacement trees shall be a minimum trunk caliper of two (2) inches measured three (3) feet above finished grade.