

PUBLIC AUCTION

Rapho Twp. 98 Acre Dairy Farm

Manheim Area

Wednesday, September 21, 2016 at 1 PM

2141 Hossler Rd, Manheim, PA 17545, Rapho Twp, Lancaster County, Manheim Central School District
From Manheim head southwest on 772 and turn right onto Hossler Rd for 3.7 miles to property on left.

2 1/2 Story Farm House	Vinyl sided w/ kitchen, living room, family room, 3 bedrooms, 2 full baths, laundry, 2 attics, basement w/outside exit, oil hot water heat, on site well & septic, 2 porches
Detached 2 Car Garage	23' x 30' 1 1/2 story, electric openers, upper level storage
Milking Parlor 120 Cow Capacity	86' x 220' free stall barn: 120 stalls w/alley scraper, 10 special needs stalls. 32' x 56' office, utility, milk house, bulk tank, & bathroom: 2 DeLaval VMS robotic milkers, 3000 gal DeLaval milk tank w/plate cooler. 98' x 12' deep concrete manure pit.
2 1/2 Story Bank Barn (46' x 110')	Upper level: equipment & hay storage, tobacco scaffolding. Lower level: 3 heifer pens, 36' x 160' barnyard area with 68' trough w/conveyor feeder, old milk house.
Other Amenities:	40'x80' Quonset shed. 42'x52' 4 bay Commodity Shed. 2 -10 ton grain bins. 2-18'x70' Stave Silos w/ Badger unloaders. 18'x65' Stave Silo w/Badger unloader w/new auger. 20'x60' Stave Silo w/Big Jim unloader.



This highly productive 98.21 acre dairy farm consisting of a 2 1/2 story 1850's circa farm house, milking facility (new in 2013), bank barn, numerous silos and outbuildings is situated in a very peaceful setting just outside of Manheim. The home has been recently updated with new style while preserving the characteristics of old charm and has been meticulously maintained. The farm consists of approximately 87 acres tillable, 8 acres pasture, with the balance in buildings with paved driveways, mature shade trees, and manicured lawns.

Taxes: \$10,366 (Enrolled in Clean & Green) **Open House:** Saturday, September 3, 10 and 17 (1-3 pm) or anytime by apt. call 610-286-5183

Terms: 10% down day of sale; settlement on or before Dec. 30, 2016
Terms By: Kevin L. Oberholtzer
Leroy M. & Shirley Oberholtzer
717-664-7546



HFA Auction License # AY002091

Merle Eberly - 2417-L—Brian Oberholtzer

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Realtors - Auctioneers - Appraisers

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