

PUBLIC AUCTION

INVESTMENT OPPORTUNITY!

**FROGTOWN ACRES BED & BREAKFAST, HOUSE,
SUMMER KITCHEN & DETACHED GARAGE ON 1.45 AC.**

PARADISE AREA

TUESDAY, NOVEMBER 4, 2025 @ 3 PM



LOCATION: 44 Frogtown Road, Paradise, PA 17562, Paradise Township, Lancaster County.

REAL ESTATE: TURN KEY Bed & Breakfast: Circa 1810 w/918 SF this gorgeous 4 room guest house embodies the beauty of the era with exposed beams, stone and wood architectural details and is ready for the next guests w/the existing Federal style décor included! The guest rooms sleep between 2 and 4 guests & each room has a private full bath. **With a 4.9 star rating and approx. \$55 -60,000 annual revenue in the heart of PA Dutch Country, this is a rare opportunity!** The B&B is stone & frame w/ a metal roof, has electric heat, window A/C units and shares a well & septic with the house. Guests can enjoy lounging in the dappled shade on the stamped concrete patio next to the 12-car guest parking lot. **House:** 2 1/2 stories cont. approx. 1,820 SF w/mostly wood floors throughout. The main level features a sunroom w/brick floor, exposed beams & a mini-split w/door to a 16 x 24 deck; dining room w/picture window, built-in cupboards & wall oven; kitchen w/exposed beams, island w/bar seating, 2 dishwashers, SS glass top range w/2 ovens, refrig. & pantry; living room w/stone wood burning FP, bay window, built in book & display cabinets, and partial bath. The second floor has 2 bedrooms & 2 full baths (one w/W&D) and another bedroom on the third floor. The home has a basement with outside exit, W&D, and walk-in FP and oil hot air heat w/C/A. The home is log w/ siding & a shingle roof. **Summer Kitchen:** Stone one-room dwelling with finished interior, electric baseboard heat and metal roof (17 x 22). **Garage w/attached storage shed:** 1 car garage (19 x 24) w/attached shed (12 x 32), wood sided w/metal roof. **Land:** Mostly open w/some large shade trees, perennial beds, paved parking and drives, stamped concrete and stone walkways and patio, large level backyard w/9' gazebo, swing and water pump and Pequea Creek runs through the rear of the property.

NOTE: Excellent income potential on this gorgeous property in the heart of scenic PA Dutch Country!

OPEN HOUSE: By appointment only. Call or text Merle at 484-256-0855.

TERMS: 10% down day of sale; settlement by December 31, 2025. Terms by: Joseph E and Gloria J Crawshaw. [Glick, Goodley, Deibler & Fanning LLP](#) **SEE REVERSE SIDE FOR MORE DETAILS OR VISIT OUR WEBSITE**

Merle Eberly, Auctioneer
Steven Newswenger, Apprentice Auctioneer
Pete Sensenig, Auctioneer
Horning Farm Agency, Inc. AY002091



HorningFarmAgency.com
610-286-5183

AUCTIONEERS - REALTORS - APPRAISERS



Lot Size/Acres: **1.45 Acres**
 School District: **Pequea Valley**
 Township: **Paradise**
 County: **Lancaster**
 Taxes: **\$7,749**
 Zoning: **Agricultural**

B&B SF: **918**
 Guest Room 1: **13 x 16**
 Guest Room 2: **13'6x 15**
 Guest Room 3: **10 x 25**
 Guest Room 4: **13 x 26**

Main House SF: **1,820**
 Sun Room: **10 x 14**
 Dining Room: **13 x 15**
 Kitchen: **11 x 17**
 Living Room: **22 x 22**

Bedroom: **9 x 13**
 Bedroom: **12 x 22**
 Bedroom: **11 x 17**

To see inside pictures of this beautiful property please visit our website. See QR code below!



Information deemed correct but not guaranteed.

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