

# Public Real Estate Auction

## 40 +/- Acre Horse / Crop Farm

5 Stall Horse Barn • Riding Arena & Pastures  
Restored 4 BR 2 1/2 Bath Stone Dwelling • Guest House  
Tractor & Equipment • Guns • Horse Related  
Sat. Nov. 18 @ 10:00 AM - Real Estate @ 11:00 AM

988 Hopeland Road, Lititz, PA 17543 - Lancaster Co.



**Directions:** From 501 & 322 go east on 322 to left onto Hopeland Rd to property on left.

**Property Description:** A beautiful 40 +/- Acre farm in Clay Twp with restored 4 bedroom 2 1/2 bath home, guest house, horse barn & pastures, riding arena, bank barn and more. The 1790 stone home was completely restored and had an addition added in '06. House has Plain & Fancy kitchen with soapstone counters, center island, double oven, tile floor, exposed stone walls, brick fireplace and much more. Also living room with exposed beams and hardwood floor. Second floor has 4 Bedrooms and 2 baths including master bed & bath. Finished daylight basement has walk in stone fireplace. House has central air & LP hot water heat. Guest house is 500 Sq Ft 1 bedroom 1 bath with upgraded kitchen, LP heat and central air. 36' x 60' horse barn new 2010 with (5) 12' x 12' no crib stalls, 12' center aisle, 12' x 24' heated tack room w/ 1/2 bath. Also, washroom, feed room and hay/shaving storage (possible 6th stall). Each stall with outside window, heated waterer & ceiling fan. 30' x 50' post & beam bank barn new 1997 w/ 4-car lower-level garage and 2nd floor storage w/ sliding doors. Property has 3 separate pastures w/ Nelson waterers and run in sheds. Also 100' x 200' riding arena with lights. Property has onsite well and 2 septic systems.

**Open Houses:** Saturdays Oct. 7<sup>th</sup> & 21<sup>st</sup> from 10:00 - 12:00 Noon & Thursday Oct. 12<sup>th</sup> from 5-7 PM

**Terms:** Down payment of \$ 100,000.00 required day of auction. Settlement on or before January 23, 2024. Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated. Annual taxes \$6998.00 +/-

**Attention Realtors:** 1% Broker Participation offered to Realtors with a preregistered buyer. See website for details.

**Auctioneers Notes:** Be sure to check out this Clay Township, Ephrata Area School District, 40 +/- acre horse/crop farm. This one-of-a-kind property has so much potential with the remodeled stone house, guest house, horse barn, pastures & bank barn. 5.7 acres with NRCS WRP easement. Property is zoned agricultural transition and is enrolled in Act 319 Clean & Green. All information is deemed to be accurate, but not guaranteed.

For more pictures go to: [www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) • [www.auctionzip.com](http://www.auctionzip.com) • [www.GoToAuction.com](http://www.GoToAuction.com)

**BEILER-CAMPBELL**  
AUCTION SERVICES



AY# 002026

[www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) • 888-209-6160

**Auctioneers:**

Glenn Horst (717) 271-8868 AA# 019298

Harold Martin (717) 738-4228 AA# 019488

Christ Taylor (717) 371-1915 AU# 005421

**Sellers:** Darrell & Katherine Martin (717) 575-1855

**Attorney:** Anthony Schimaneck (717) 299-5251







**Tractor, Gator, 4-Wheeler, Farm & Home Related;** Massey Ferguson 1749 tractor CHA with DL135 Massey loader, only 325 hours, 1 owner like new; John Deere HPX 4X4 diesel gator 1725 hours; BRP 400 Can-Am Outlander 4-Wheeler 1215 miles; Woods PRD8400 3 point finish mower 1 owner very nice; HLA2000 Q-tach hookup hyd angle snow blade very nice; 3-point 40 gal. sprayer 12' boom 12 volt pump; DR 7.25 All-Terrain trimmer mower; PBZ bale spear; Valu-Bilt 3-point post hole digger w/ 12" auger; 3-point blade; several rollers; pasture drag & 3-point lift; BCS 716 with tiller, sickle bar mower & furrower; Stihl FS 75 string trimmer; Echo SRM-200BE trimmer; 4' x 8' single axle trailer no title; chain saw sharpener; misc latches, hinges & cut nails; Giant 21 speed mountain bike; live trap; 120 qt ice chest; wicker & wooden patio furniture; old wooded wheel; 10 wooden saddle & tack lockers; horse jumps; step blocks; misc feed, water & muck buckets; several stall & walkway mats; 2-wheeled wheelbarrow; 300 gal fuel tank; 80K BTU kero heater; approx 2 cord cut & split firewood; misc barn timbers; express wagon; platform cart w/ folding handle; misc brooms, shovels, forks, cords & hoses; saw horses; shaving bin; Chicago 10" table saw; Maytag 22 Cu Ft chest freezer; chicken waterer's & feeders; incubator; and other misc items

**Guns;** Stevens single shot 12 GA; Stevens single shot 20 GA; Franchi Instinct Over/Under 12 GA w/ chokes; Beretta 691 Over/Under 12 GA w/ chokes; Beretta A400 12 GA semi-auto left hand; Winchester Model 30.06 model 670A bolt action Nikon 9x scope threaded for suppressor; Mossberg 500A pump 12 GA; Gamo Shadow 1000 pellet rifle .177 caliber;

For additional pictures go to [www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) or [www.GoToAuction.com](http://www.GoToAuction.com) or [www.auctionzip.com](http://www.auctionzip.com)

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