**L&H AUCTIONS**

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# PUBLIC AUCTION

## Saturday, September 14, 2024 at 11:00 AM



114 Iron Valley Dr; Lebanon, PA 17042

Directions: From PA-501 in Brickerville, take US-322W 5 Mi, Right onto Boyd St; Right onto Iron Valley Dr to Property on Right.

**13.03 +/– Acre Fully Approved Wooded Lot** known as Iron Valley Phase 1, Lot 3 Parcel # 12-2350529-342245-0000. This Lot Is Improved with a Driveway with Access & Utility Easement Agreement for Lots 2&3 of Iron Valley Estates. This lot is perked and probed w/ Electric, Cable & Phone to the site. Proximity to Routes 322, 419, 72 & PA Turnpike make it easy to access Lititz/Hershey/Harrisburg and Deck, Keller Bro's & HIA Airports. <u>Taxes</u>-$26.71. HOA Fees: $500 Initiation, $125/Year.

**NOTE**: This 13.03 +/- Acre Iron Valley Drive Lot is fully engineered and is immediately ready for construction of a single-family residence. There is no need for any form of Municipal approval other than application for a zoning permit from the Cornwall Borough Zoning Officer, followed by application for a U.C.C. building permit from the Commonwealth Code in Manheim, PA. This is a tremendous time and financial savings to you as the purchaser. Today, typical costs for single lot land development approvals in Lebanon County, PA are approximately $25,000 and take 4 to 6 months. Stormwater management is often in excess of $75,000 for each lot. The driveway serving lot three would likely cost an excess of $100,000 to design, permit and build today!

This property is on a routine logging program for best forestry management. Trees marked blue will be harvested by December 31, 2024. If you as the new owner wish to opt out of the logging contract you can buy the contract out for $2,000 per acre.

**AUCTION ORDER:** #4 of 6 Properties.
**INSPECTION ANYTIME**.
**TERMS:** 10% Down at Auction, Balance in 45 Days.

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PA-AY002453
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Auction For: **Anthony J. Fitzgibbons**
Attorney: Anthony J. Fitzgibbons (717) 279-8313
INFORMATION BELIEVED TO BE ACCURATE BUT NOT GUARANTEED
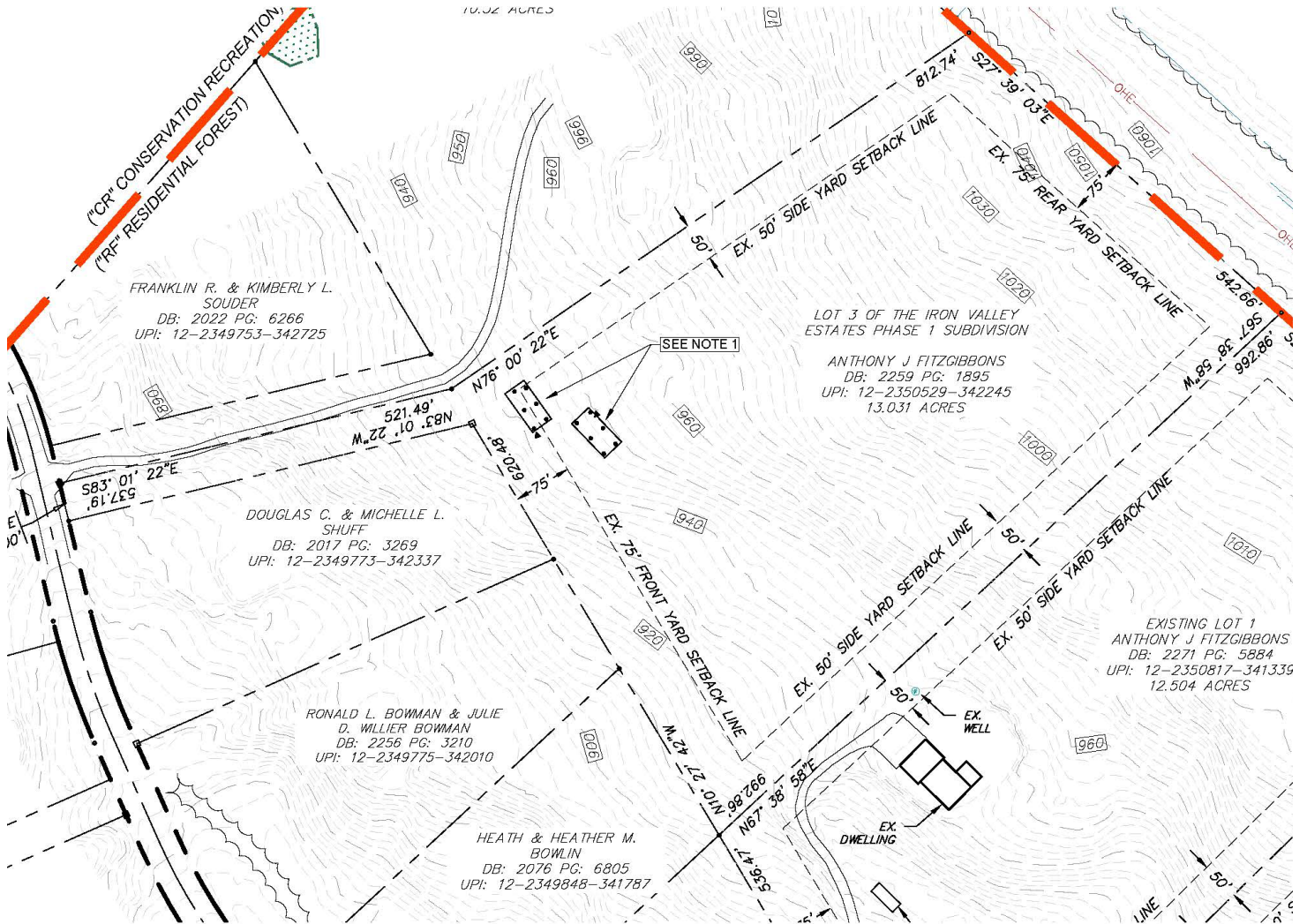
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13.03 +/- ACRE FULLY APPROVED WOODED LOT W/ DRIVEWAY
Cornwall/Iron Valley Area

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Survey map labels:

- ("CR" CONSERVATION RECREATION)
- ("RF" RESIDENTIAL FOREST)
- 10.52 ACRES
- FRANKLIN R. & KIMBERLY L. SOUDER, DB: 2022 PG: 6266, UPI: 12-2349753-342725
- DOUGLAS C. & MICHELLE L. SHUFF, DB: 2017 PG: 3269, UPI: 12-2349773-342337
- RONALD L. BOWMAN & JULIE D. WILLIER BOWMAN, DB: 2256 PG: 3210, UPI: 12-2349775-342010
- HEATH & HEATHER M. BOWLIN, DB: 2076 PG: 6805, UPI: 12-2349848-341787
- LOT 3 OF THE IRON VALLEY ESTATES PHASE 1 SUBDIVISION, ANTHONY J FITZGIBBONS, DB: 2259 PG: 1895, UPI: 12-2350529-342245, 13.031 ACRES
- EXISTING LOT 1, ANTHONY J FITZGIBBONS, DB: 2271 PG: 5884, UPI: 12-2350817-341339, 12.504 ACRES
- SEE NOTE 1
- EX. 50' SIDE YARD SETBACK LINE
- EX. 75' REAR YARD SETBACK LINE
- EX. 75' FRONT YARD SETBACK LINE
- EX. WELL
- EX. DWELLING
- 521.49', 537.19', N83° 01' 22"W, S83° 01' 22"E, N76° 00' 22"E, 620.48', 812.74', S27° 39' 03"E, 542.66', S67° 38' 58"W, 992.86', N10° 27' 47"W, N67° 38' 58"E, 535.47'

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