



3 FULLY APPROVED WOODED BUILDING SITES W/ GATED DRIVEWAY
CORNWALL/IRON VALLEY AREA



PUBLIC AUCTION

Saturday, September 14, 2024 at 11:00 AM

Property #3 Lot 5 486 Boyd St; Lebanon, PA 17042

Excellent 11.4 +/- Acre Approved Wooded Building Site (Lot #5) with a gentle slope in the Cornwall/ Iron Valley Area. This lot offers prime hunting which also borders SGL 156. A beautiful property to build your dream home boasting privacy & seclusion. Cornwall-Lebanon Schools. Zoning-Residential Forest. Taxes-\$24. Enrolled in Clean & Green.

AUCTION ORDER: #3 of 6 Properties.

Property #5 Lot 3 498 Boyd St; Lebanon, PA 17042

Prime 18.78 +/- Acre Approved Wooded Building Site (Lot #3) with a gentle slope in the Cornwall / Iron Valley Area. This Lot has been approved and ready to build your dream home. It offers a magnificent building site with several house locations to choose from offering privacy and seclusion. It has superb hunting and also borders SGL 156. Taxes-\$24. Enrolled in Clean & Green. Cornwall-Lebanon Schools, Zoning-Residential Forest.

AUCTION ORDER: #5 of 6 Properties.

Property #6 Lot 4 496 Boyd St; Lebanon, PA 17042

Exceptional 10 +/- Acre Approved Wooded Building Site (Lot #4) with a stream in the Cornwall / Iron Valley Area. A level to gentle sloped topography with privacy and seclusion. Ideal hunting with a Pedestrian Easement to SGL 156. Taxes-\$14.41. Enrolled in Clean & Green. Cornwall/Lebanon Schools Zoning-Residential Forest.

AUCTION ORDER: #6 of 6 Properties.

NOTE: These lots are fully engineered, perked, and probed w/ Electric, Cable & Phone to the site. They are 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. This is a tremendous time and financial savings to you as the purchaser. Be sure to inspect these beautiful and exceptional lots ready to build or buy for an investment. Proximity to Routes 322, 419, 72 & PA Turnpike make it easy to access Lititz/Hershey/Harrisburg and Deck, Keller Bro's & HIA Airports. All properties are 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.

OPEN HOUSE: Saturdays, Aug 17 & 24, 1-3 PM or by appointment. For appointment, contact Joel at 717-383-5606.

TERMS: 10% Down at Auction, Balance in 45 Days.



(717) 383-5606
Joel Heisey
Lebanon
LONGENECKER
(484) 256-1323

We're SOLD on serving you!

NAA Auctioneer 

WWW.LHAUCTIONSINC.COM

SEE MORE INFO & PHOTOS: www.lhauctionsinc.com

Auction For: **Anthony J. Fitzgibbons**

Attorney: **Anthony J. Fitzgibbons (717) 279-8313**

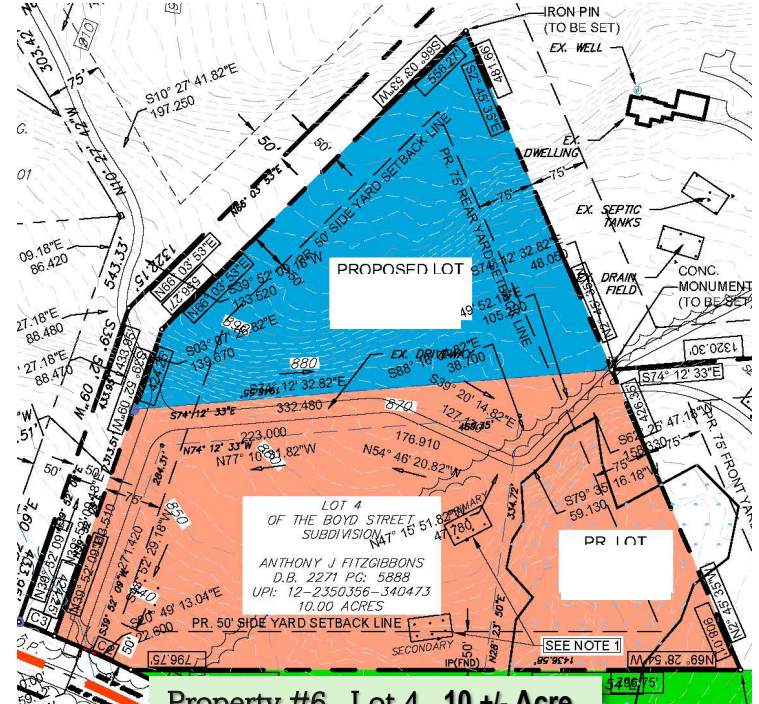
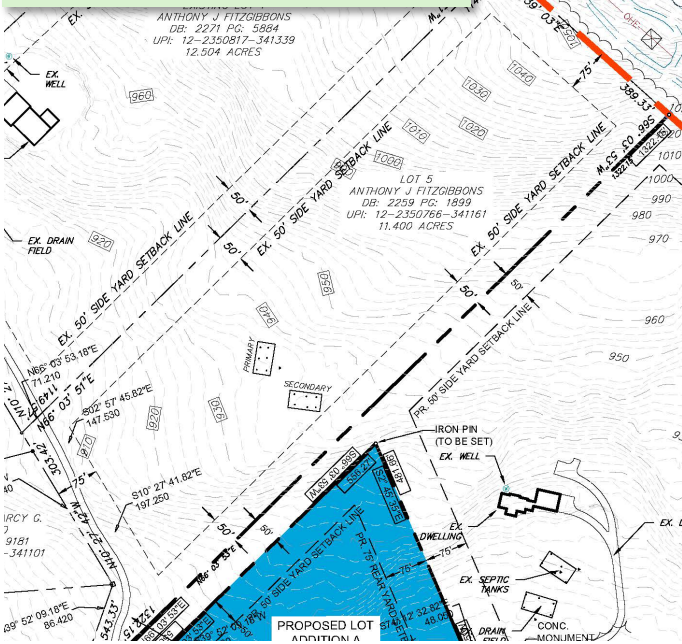
INFORMATION BELIEVED TO BE ACCURATE BUT NOT GUARANTEED

See Reverse Side for More Info 

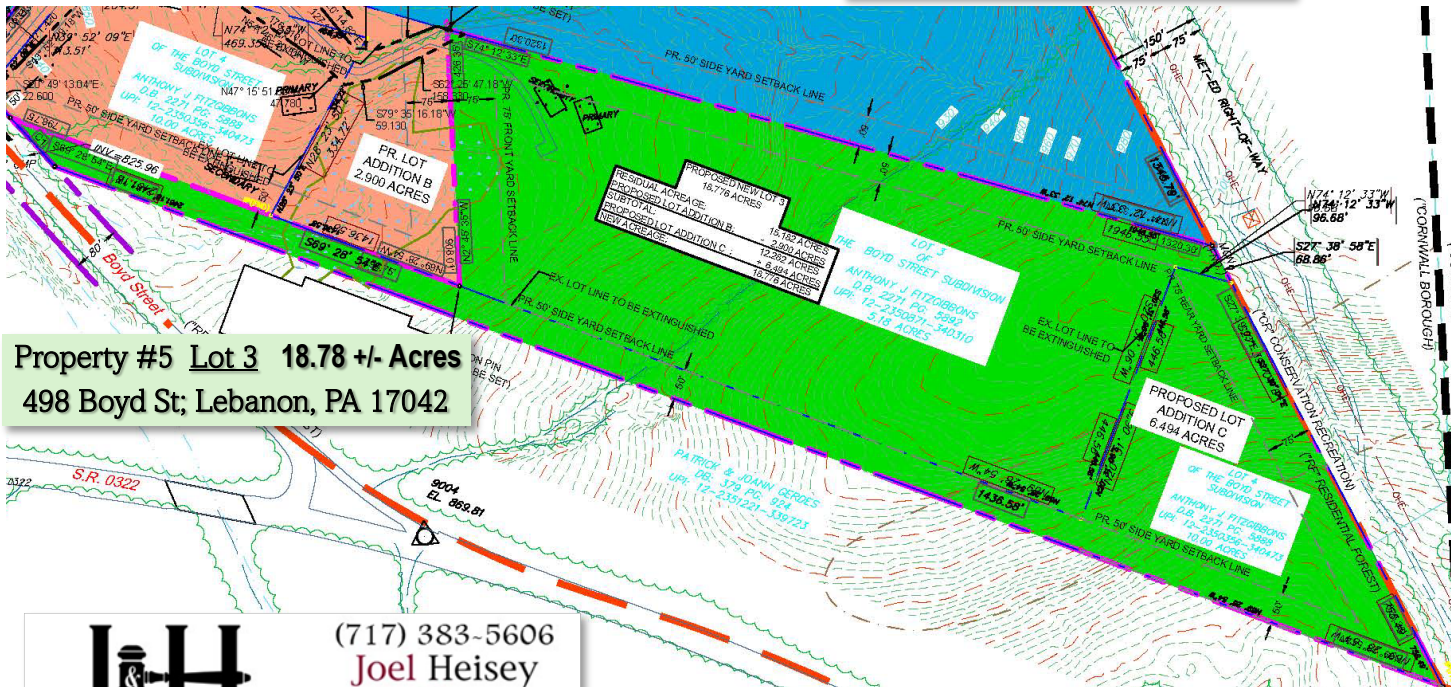
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Property #3 Lot 5 11.4 +/- Acres
486 Boyd St; Lebanon, PA 17042



Property #6 Lot 4 10 +/- Acre
496 Boyd St; Lebanon, PA 17042



Property #5 Lot 3 18.78 +/- Acres
498 Boyd St; Lebanon, PA 17042

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