



# 22+- ACRE FARM W/ HEATED SHOP

Kleinfeltersville, Newmanstown, Cocalico Area

## PUBLIC AUCTION



SATURDAY, APRIL 9, 2022

Personal Property at 9:00 AM; Real Estate at 2:00 PM

**320 Albright Rd; Newmanstown, PA 17073**



**DIRECTIONS:** From Kleinfeltersville take Albright Rd. 1 mile to auction on left

**REAL ESTATE:** multi-level with approximately 3800 square feet of finished living space, featuring large custom built 58 handle country kitchen with island with drop-down bar open to the living room and spacious dining and entertaining area with cathedral ceiling. Plus 10 x 20 composite deck covered with pergola. 1st floor laundry, 3 bedrooms 1-1/2 bath.

Lower level: large family room that opens to 10 x 20 sunroom & outdoor patio area with gazebo. Large office and reception area. Full bath and laundry. Large storage closet. Central air, oil hot air heat; on-site well and septic. Oversized attached, two story, 4 car garage with 10 ft high ceilings and electric heat.

**POOL:** 20 by 40 in-ground pool 3-8 feet deep w/ pool house.

**WOODWORKING SHOP:** 48 x 72 building with oil hot air heat & 5 overhead doors.

**DETACHED GARAGE:** 20 x 28 2 Bay garage with 16 x 26 large Bay Edition. 3 overhead doors with openers.

**CHICKEN HOUSES:** (#1) 52 x 426 single story with dirt floor, brooders and tunnel ventilation built in 1992.

**#2** 60 x 402 with dirt floor, brooders and tunnel ventilation built in 1995.

**20x20 MANURE SHED.**

Chicken houses are presently contracted (call Auctioneer for more details)

**NOTE:** A one-of-a-kind property! Stellar views, residential w/commercial, income-producing chicken houses, heated shop, 12 acres of fenced pasture. Property shown by appointment. Contact auctioneer to arrange a showing or for help with bank financing.

**TAXES:** Spring: \$2,412; Fall: \$9,725

**TERMS:** 10 % down at auction. Balance in 60 days

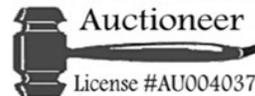
**ATTORNEY:** Ken Sandoe 717-866-5737



SEE MORE INFO & PHOTOS:  
[www.heiseyauctions.com](http://www.heiseyauctions.com)



Joel Heisey  
Auctioneer



(717) 949-3211  
[www.heiseyauctions.com](http://www.heiseyauctions.com)



*SOLD on Serving You!*

Auction For: Karl & Nancy Koch  
(717) 949-3262

SEE OTHER SIDE FOR PERSONAL PROPERTY



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**SATURDAY, APRIL 9, 2022 at 9:00 AM**

**320 Albright Rd; Newmanstown, PA 17073**



**VEHICLES:** One Owner, 2006 Dodge Cummins turbo 4x4 w/ Laramie interior and mega cab, 6 1/2 foot bed w/ spray on liner and bed cover, 132,000 miles automatic transmission; 2005 Ford Box Truck, automatic transmission, 199,000 miles

**SHOP TOOLS, EQUIP. & INVENTORY:** Powermatic table saw; General bandsaw; DuraCraft 16 speed floor mount drill press model# 45160; JET shaper; Rockwell unisaw; mortiser; tenoning saw; portable table saw; plus lots of other power tools; large selection of router bits; DeWalt miter cut off saw; DeWalt 18 & 20 volt tools; portable air compressor and air nailers; Edge sander; JET air filtration system; Powermatic dust collection system; Ingersoll Rand upright shop air compressor; Kremlin spray System; Lots of cabinet hardware; packaging material; assorted dressed Lumber inventory, Oak, Maple, Cherry, Walnut etc.; plywood inventory; 2000 psi pressure washer with 5.5 horsepower Honda engine; chick trays; Sickle bar mower; Anvil/vice combo with Hardy plus more!

**GUNS:** Remington Semi-automatic 22; Daisy BB gun(never shot); Mossberg 410 shotgun; Tryon Expert 12 ga; Stevens Model 77B - 20 ga; Riverside Arms side by side 12 ga; J.C. Higgins Model 20 - 12 ga; Henry side by side 12 ga; Remington 870 Wingmaster - 12 ga; Browning 10 ga; Remington Model 1100 - 12 ga; Savage Model 24V - .222/20 ga; Stevens Crackshot-26 - 32 cal; Remington Model 600 - .222 cal; Remington Model 600 - 6mm; Remington Model 760 Gamemaster - 30-06; Remington Model 700 - 7mm; Remington Model 600 - .308; Remington Model 600 - .308 w/scope; Remington Model 7 - .260 Youth Rifle; Henry Big Boy - 17 cal(never shot); Savage 250-3000; Browning A-Bolt - .338(never shot); Richland Gun Custom Rifle - .270(never shot); Winchester Model 9422 Boy Scout Commemorative - .22 S-L-LR(never shot); Thompson Contender - 30-30; Smith & Wesson .357 Magnum; Taurus - .38 Special(never shot); Gun Safe; Plus some ammunition.

**HH GOODS-FURNITURE-ANTIQUES/COLLECTIBLES:** Nice selection of bake and cookware; tabletop appliances; lots of Tupperware; office supplies; wicker patio set plus lots of outdoor patio furniture; swimming pool toys; PVC picnic tables; slate top pool table; large sectional sofa; leather recliner; electric leather recliner; sofa; high back chairs; slate top end tables; childs bench; 12 ft Horning extension table; Horning chairs; Horning children's table with four chairs; child's rocking chairs; paint decorated chairs; Rainbow vacuum cleaner; 8 ft folding tables; GE side-by-side refrigerator; Frigidaire chest freezer; electric Singer sewing machine; Pfaff 1548 sewing machine; sewing supplies etc. Hamilton mantel clock; Harnish Grandfathers Clock; Howard Miller grandfather clock; cuckoo clock; decorative sleigh and wagon; handcrafted horse and carriage; Runner sleds; handcrafted wood barns; large glass vase; milk glass, Carnival Glass and other glassware; Pyrex mixing bowls; stainless steel mixing bowls; quilts and cross stitch items; milk cans; White Mountain hand-crank ice cream freezer; early slag lamp; stoneware jug; small keg; lots of ceramic and other decorations for all occasions; etc.

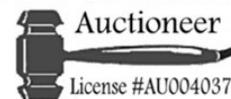
**AUCTION SCHEDULE: Guns at 10:00; Vehicles at 12:00; Real Estate at 2:00**

**NOTE:** Lots of great merchandise. Outstanding gun collection. Great food by On Fire Youth Ministries. Come spend the day with us!

**TERMS:** Cash, Good PA Check or Credit Card (w/ 3% Fee). No Out-of-State Checks. No Buyer's Premium

**SEE MORE INFO & PHOTOS:**  
[www.heiseyauctions.com](http://www.heiseyauctions.com)

**Joel Heisey**  
 Auctioneer



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