

PUBLIC AUCTION

142 ACRE DAIRY FARM W/ 56 COW TIE-STALL BARN
SAT, SEPTEMBER 25, 2021 @ 9:00 AM RE @ 12 NOON



LOCATION: 4002 ELIZABETHTOWN ROAD, MANHEIM PA, 17545, RAPHO TOWNSHIP.
LANCASTER COUNTY, MANHEIM CENTRAL SCHOOL DISTRICT

DIRECTIONS: FROM PA TURNPIKE LEBANON EXIT TAKE RT. 72 SOUTH TO L ON ELIZABETHTOWN ROAD (AT HIGHLAND TANK) FOLLOW TO FARM ON L. OR FROM LITITZ AT 501 & NEWPORT ROAD @ SHEETZ; TAKE NEWPORT ROAD WEST THROUGH TOWN OF ELM TO STOP SIGN & GO STRAIGHT, THRU PENRYN TO STOP SIGN AND TURN R ON WHITE OAK ROAD TO 1ST L ON ELIZABETHTOWN ROAD TO AUCTION ON R.

FARM & BUILDINGS: 142 +/- ACRE PRESERVED DAIRY FARM, W/ 1.5 ACRE SUBDIVIDABLE BUILDING LOT INCLUDED IN SALE. HIGHLY PRODUCTIVE Shale, gravel & limestone farm ground; 95 +/- tillable acres, 15-18 acres pasture & balance in woodland, with 2 stream crossings, private 12 X 16 pavilion next to the Chiques creek. 56 cow tie-stall barn, tunnel ventilation, Patz barn cleaner, 12'x 60' concrete manure pit, 58'x 88' implement shed w/ shop area, 45' x 80' (approx.) commodity shed, 62' x 110' heifer hoop building with headlocks & center feeding aisle, 6200 bushel dryer bin w/ top dryer system w/ Kahler auto controls, 25 ton grain bin, 11 ton bin & corn crib. (S/S pipe line, BouMatic milking system & Waikato vacuum pump, Mueller bulk tank & compressor will be sold immediately following Real Estate).

REAL ESTATE: 2.5 STY 4 BR frame farmhouse, 1st Floor: 20' x 25' Eat-in Kitchen w/ Red Oak hardwood 37 handle kitchen, built in wall oven, countertop range, side by side fridge & dishwasher included (all trim & cabinet lumber came from trees off the farm). 23' x 15' Family/living room w/ oak hardwood floor, built in oak bookshelves. Parlor/ sitting room features oak floor, exposed beam ceilings, closets & porch entrance. Downstairs bathroom with shower & closets, laundry area & closets.

2nd Floor: Master bedroom 13' x 20' with walk-in closets, access to large bathroom w/ whirlpool tub, large sink & vanity w/ linen closet, 2 large bedrooms w/ closets & additional changing room/ bedroom; 2nd floor also features office and private study w/ staircase leading to kitchen. Finished Attic for playroom or bedroom w/ built in cedar closet & old refinished meat smoking room. Basement: cinder block & stone walls, concrete floor in parts, Coal fired EFM boiler w/ 2 zones (hot forced air & radiators). Over-sized insulated 2 car garage 32' x 24' w/ concrete floor and insulated over-head electric door. Property features an onsite well & septic.

AUCTIONEERS NOTE: Come prepared to buy this highly productive Lancaster County farm; this farm has been in the Frey Family for 5 generations; after much thought and consideration, they have decided to offer the Real Estate at Public Auction. Easy access to major highways and small town shopping areas; minutes from Manheim & Lititz.

TERMS BY: JOHN & MIRIAM FREY; KLING & DEIBLER ATTORNEYS (717) 354-7700 -- **TAXES:** \$5709.75

TERMS: 10% DOWN DAY OF AUCTION, SETTLEMENT WITHIN 60 DAYS

OPEN HOUSE: SATURDAY AUG. 28, SEPT. 11 & 18 2021 (1-3 PM), OR BY APT. CALL (717) 587-5105

SEE REVERSE SIDE FOR MORE INFO, OR VISIT OUR WEBSITE

B.L. OBERHOLTZER AUCTION SERVICE

Brian L. Oberholtzer AU-005951 Reinholds, PA 17569

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ROOM SIZES

MAIN FLOOR:

Kitchen: 20x25 - Parlor: 15'5x15 - Family Rm: 23x15
Bathroom 9x8 - Laundry: 9x10

SECOND FLOOR:

Bedroom: 12x16 - Bedroom 13x15'5 - Master BR 13x20
Changing/ Bedroom 10x15'5 - Bathroom 10x13
Study/ Office space 21x23

PLEASE FIND OTHER BROCHURE FOR LISTING OF FARM
EQUIPMENT & FARM ANTIQUES TO BE SOLD AT AUCTION,
STARTING AT 9:00 AM SEPT. 25, 2021

1.5 ACRE BUILDING LOT IS CURRENTLY ATTACHED TO THE FARM
DEED IN ITS ENTIRETY. IF PURCHASER WISHES TO SUBDIVIDE
THEY WILL BE REponsible FOR ANY AND ALL COSTS OF
SURVEYING, PERK TESTS, SUBDIVISION AND SUCH EXPENSES AS
REQUIRED BY RAPHO TOWNSHIP.
BUILDING LOT CURRENTLY IS NOT IN AG PRESERVATION

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