



11 +/- AC FARMETTE W/ 5 BR 3½ BA FARMHOUSE, 40x66 BANK BARN, FENCED PASTURE  
Cocalico/Schoeneck/Middle Creek Wildlife Management Area



# PUBLIC AUCTION

Friday, November 1, 2024 at 4:00 PM



130 Pine View Dr; Denver, PA 17517

**Directions:** From PA-897 SE of Cocalico, Slight right onto Sportsman Rd, Slight right onto Hickory Rd, Turn left onto Pine View Dr, to Property on Left.

**Tranquility comes with this 11 +/- Acre Northern Lancaster Co Farmette, 3392 SF Country Farmhouse**, Partially Screened Wrap Around Porch. Eat-in Kitchen, LR, Spacious Sunroom w/ Cathedral Ceiling, Balcony and Outside Entrance. Half Bath. Semi Separate Living Quarters w/ Sitting Room, Bedroom, Full Bath and Laundry. Upper Floor consists of 4 Bedrooms, Walkin Closet in the MBR. 2 Full Baths. CA, Heat Pump, Radon System, Attached 2 Car Garage with Laundry. Functional **40x66 Bank Barn** with Paddock Area, Heated Shop & 2 Drive-In Bays on Upper Level. **Approx 6 Acres of Fenced Pasture**. Approx. 2 Acres Woodland w/ Stream. Well, On-Site Septic, Cocalico Schools, Zoning-OS Woodland District, Taxes-\$4,983.10. Property is in Clean & Green.



**NOTE:** Be sure to inspect this 11 +/- acre desirable country property in move-in condition with a peaceful setting situated on a lightly travelled road. Ideal for livestock, horses, etc. Cocalico/Schoeneck/Middle Creek Wildlife Mgmt. Area.

**OPEN HOUSE:** Saturdays, October 5 & 12, from 1-3 PM or by appointment. For appointment, call Joel at 717-383-5606.

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

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



(717) 383-5606  
Joel Heisey  
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Auction For: **Norman L. & Donna E. Stoltzfoos**

Attorney: Anthony Schimaneck (717) 299-5251

INFORMATION BELIEVED TO BE ACCURATE BUT NOT GUARANTEED

See More Photos on Reverse Side



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