



12.2 +/- ACRE FARMETTE W/ 5 BED 3 BA 2 STY HOUSE, 40x64 SHOP, 32x48 HOOP BARN  
Myerstown/Mt Aetna Area



# PUBLIC AUCTION

Saturday, December 14, 2024 at 2:00 PM



48 E. Rosebud Rd; Myerstown, PA 17067



Directions: From PA-501 between Myerstown and Mt Aetna take E. Rosebud Rd 3 Miles to Property on Left.

**"Outstanding" 12 +/- Acre Farmette** in the Myerstown Area. 2998 SF 2½ Sty Colonial Style Home Custom Built by Gerald Musser, Main Floor features an Eat-in Kitchen with Light Oak Cabinets, Pantry, Kitchen Island, Opens to Sitting Room, Formal LR, Office/Bedroom w/Closet, Full Bath, Large Laundry Room/Mudroom w/ Outside Entrance. Upper Level has Master Bedroom/Bath w/Dbl Bowl Vanity and Walk-in Closet, 4 Additional Bedrooms, Full Bath, Partially Finished Full Basement. Central Air, Geo-Thermal Heat, Attached 2 Car Garage, **40x64 Frame Shop** w/ 2 14' Garage Doors, Has Elec/Water. **32x48 Hoop Barn** w/ Animal Pens, Storage Area, Water, Elec & Concrete Floor. Approx. 6 Acres Tillable, Approx. 1 Acre Woods, 1.5 Acre Pasture, Balance in Yard and Buildings. ELCO Schools, Zoning-Ag, Enrolled in Clean & Green, **Taxes:** \$5,681.50.

**NOTE:** A newer and very desirable farmette just north of Myerstown. All buildings are 6 years old! All on a level 12 +/- acres that sits back off the road. Would be easy to turn into more tillable acres or more pasture. Come prepared to buy, sellers have purchased another property.

**OPEN HOUSE:** Saturdays, November 16 & 23, from 1-3 PM or by appointment. For appointment, call Joel at 717-383-5606.

**TERMS:** \$50,000 Down at Auction, Balance in 60 Days.

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



Auction For:  
**Michael R. & Jeanette E. Martin**

Attorney: John Zimmerman (717) 865-1070  
INFORMATION BELIEVED TO BE ACCURATE BUT NOT GUARANTEED

See REVERSE SIDE for More Info & Photos →



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

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**NAA** AUCTIONEER

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