

# PUBLIC REAL ESTATE AUCTION

33.97 Acres • 2 Story Home • Heated Shop • Chicken House  
Friday April 5, 2024 @ 6:00 P.M.

195 Fort Swatara Rd, Jonestown, PA 17038- Lebanon Co.



**Directions:** From I-81 take exit 90 toward Fisher Ave. Turn left on Fisher Ave. then left on PA-72 N. In 0.9 mi. turn left on Bohn's Lane. In 0.2 mi. turn right on Fort Swatara Rd. In 0.4 mi. property is on the left.

**Property Description:** A well maintained 33+/- acre Lebanon County chicken farm. The 36'x448' free-range layer chicken barn was fully remodeled in 2010, with ongoing updates. Features include Jansen nesting boxes, Val-co feeding & water systems, and recent additions like new nest pads, feeder drives, and pit fans. The 50'x60' shop includes an insulated & heated 40'x48'x15' portion. The circa 1925 farm house, was fully remodeled in 2010, boasts 4 bedrooms, 3 baths, a custom kitchen, stone propane fireplace, spacious living room, large office, and an attached garage. A new sand mound was added in 2023. The flat to slightly sloping topography includes approximately 15 tillable acres plus wooded areas, offering scenic mountain views. With easy access and minimal deferred maintenance, it presents a great opportunity for an income producing family farm.

**Open House Dates:** Sat. February 24, 1-3 P.M. & Sat. March 2, 1-3 P.M. For more details or a private showing call Glenn @ 717-271-8868 or Meryl @ 717-629-6036. **Terms:** Settlement on or before October 3, 2024. \$35,000.00 down payment on the day of the auction. 2% transfer tax to be paid by the buyer. Real Estate taxes to be prorated from settlement day. **Annual Property Taxes:** \$5,781.36

**Attention Realtors:** Broker Participation offered to Realtors with a buyer, your buyers must be preregistered.

**Auctioneer's Note:** Extended settlement so the seller can finish current flock of chickens.

All information is deemed to be accurate, but not guaranteed.

For additional pictures go to [www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) or [www.GoToAuction.com](http://www.GoToAuction.com) or [www.auctionzip.com](http://www.auctionzip.com) ID# 23383

BEILER-CAMPBELL  
AUCTION SERVICES



AY# 002026

[www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) • 888-209-6160

**Auctioneers:** Glenn Horst AA#0019298

Ph. 717-271-8868

J. Meryl Stoltzfus AU#005403 Ph. 717-629-6036

**Sellers:** Brian & Crystal Zeiset

**Attorney:** Seth Hiller



