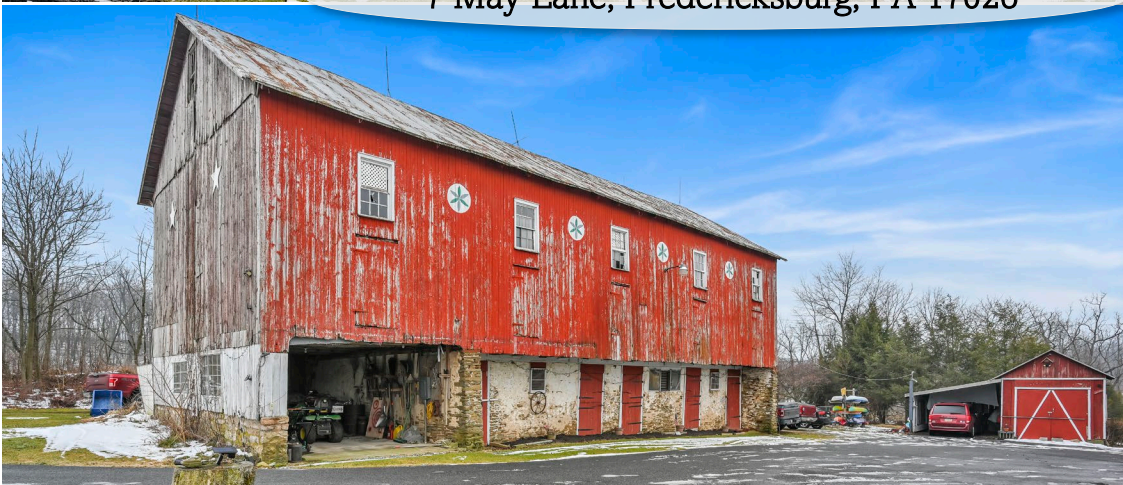


PUBLIC AUCTION

Thursday, March 7, 2024 at 4:00 PM



7 May Lane; Fredericksburg, PA 17026



Directions: From PA-72 take Lickdale Rd approx. 2 mi to Property on Left.

8.38 +/- Acre Farmette, 2 Story Farmhouse w/ Eat-In Kitchen, Living Room, Office, Bath and Laundry on Main Floor, Upper Floor Consists of 4 Bedrooms and Half Bath, Enclosed Porch, 1872 SF Living Area, Oil Hot Water Heat, Full Basement, 26x68 Bank Barn, 12x18 Shed/Garage, Well, On-Site Septic, Northern Lebanon Schools, Enrolled in Clean & Green, Taxes: Spring \$419.76, Fall \$1,208.18. **OPEN HOUSE:** Saturdays, February 17 & 24, from 1-3 PM or by appointment. For appointment to see or for help w/ bank financing, call Joel at 717-383-5606. **NOTE:** A mostly level 8.38 acres with approximately 5 acres tillable along with a stream. This property has been in the family since 1947 and now being offered at public auction. The seller has downsized and plans to sell. Come prepared to buy this rare, small acreage property ideal for horses and small animals, or continue to grow crops.

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

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Joel Heisey
Les LONGENECKER
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Auction For:
Wendy B. Gerberich
 Attorney: Keith Wagner (717) 838-6348
INFORMATION BELIEVED TO BE ACCURATE BUT NOT GUARANTEED

