



13.8 +/- ACRE HORSE FARM W/ 3 BED 2 1/2 BATH LOG HOUSE, BARN, SHOP & ARENA

Newmanstown-Texter Mountain-Robesononia Area

OUTDOOR RELATED-OUTDOOR FURNITURE-FURNITURE APPLIANCES-ANTIQUES

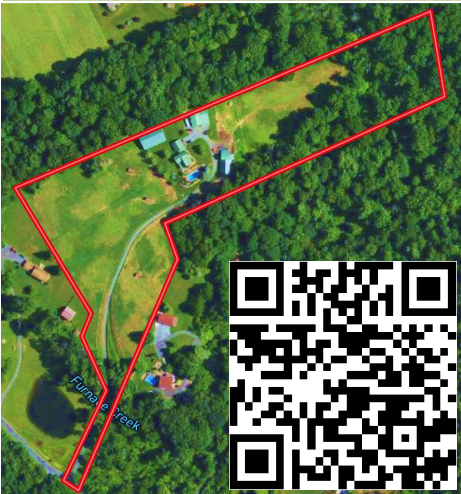


PUBLIC AUCTION

Thursday, June 27, 2024 Real Estate at 5 PM Followed by Personal Property



87 S. Mountain Rd; Robesonia, PA 19551



Directions: From PA-419 in Newmanstown take S. Fort Zellers Rd 1.5 Mi to S. Mountain Rd 2 Mi to Property on Left. From PA-897 in Blainsport take Texter Mountain Rd 2.7 Mi, Left onto S. Mountain Rd 1 Mi to Property on Right.

Outstanding Texter Mountain 13.79 Acre Horse Farm, Hemlock Log Home, Country Kitchen, Living Room w/ Cathedral Ceiling, Stone Gas Fireplace & Loft, Mudroom w/ 1/2 Bath; Upper Level consists of 2 Bdrms & 1 Bath; Finished Lower Level consists of spacious Master Bedroom w/ stone gas fireplace, Family Room, Full Bath; CA, Propane Forced Air Heat, Oversized Attached **2-Car Garage**, 20x41 Mountain Pond Style **In-Ground Pool** surrounded by stamped concrete & plenty of sitting area + 5-person Hot Tub, **60x80 Indoor Riding Ring**, **12-Stall Horse Barn** w/ Hay Loft, **31x44 Heated Shop** w/ 12' Overhead Door & attached 27x42 Office/

Den, Approx 9 Ac. coated Hi-Tensile **Fenced Pasture**, Stream, Well, On-Site Septic, ELCO Schools, **Taxes-\$5,598.18**, Enrolled in Clean & Green. **NOTE:** A One-of-a-Kind Property engulfed w/ character & boasting a private setting. Bring your horses and settle into this charming & tranquil property. Sellers are relocating to TN and property must be sold! Robesonia/Cocalico Area. **OPEN HOUSE:** Sat, June 1 & 8, 1-3 pm or by appointment. For appointment, contact Joel at 717-383-5606.

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



(717) 383-5606

Joel Heisey

Les LONGENECKER

(484) 256-1323

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WWW.LHAUCTIONSINC.COM



SEE MORE INFO & PHOTOS: www.lhauctionsinc.com

Auction For: **Phillip & Bliss Family Trust**

Attorney: Anthony J. Fitzgibbons (717) 279-8313

INFORMATION BELIEVED TO BE ACCURATE BUT NOT GUARANTEED

See Reverse Side for Personal Property →



SEE MORE INFO & PHOTOS:
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OUTDOOR RELATED: 2001 Dandy Dump Trailer (No Title); 2014 4x4 Yamaha Viking Side by Side Manual Dump Only 550 Mi; EZGO Golf Cart; Aaron's Welding Dump Trailer Model #42840 1,600 lbs. Capacity; Like New Land Pride 3-Point RCD1 1884 Rotary Mower; 60' Priefert Round Pen; Land Pride Quick Attach Pallet Forks; Quick Attach Snowplow w/ Hydraulic Angle; Etc.

OUTDOOR FURNITURE: 2 Composite Swivel Gliders w/ Table; 2 Composite Gliders w/ Table; Composite Lounge Chair; Composite Table w/ 6 Chairs; 2 Wood Glider Rockers; Glider Swing w/ Horse Silhouette; Tall Composite Table w/ 3 High Back Bar Stools; Poly Swing Set w/ Treehouse, Sandbox & Sliding Board; Etc.

FURNITURE/APPLIANCES/ANTIQUES: 4 Piece Attic Heirloom Bedroom Set by Broyhill; Large Wood Wardrobe; White Wood Cupboard; Dressers; Rocking Chair; Dry Sink; Cotton Mill Workbench Repurposed as Coffee Table; Classic Cinderella Wood Cook Stove; Black Maytag Refrigerator; Frigidaire Midsize Chest Freezer; Maytag Bravos XL Dryer Like New; LG True Steam Front Load Washer; Etc.

NOTE: Personal Property Auction immediately follows Real Estate. A very nice selection of one-owner items, many in like-new condition.

TERMS: Cash, Good PA Check or Credit Card (w/ 3% fee). No Out-of-State Checks.

Auction For:
**Phillip & Bliss
 Meisner
 Family Trust**

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 Joel Heisey
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