



HESS
AUCTION GROUP

PUBLIC AUCTION

MILLERSVILLE 75 ACRE FARM & SEPARATE 23 ACRE PARCEL



Monday, March 17, 2025 • 1pm • Parcel 2 to be Sold Following Parcel 1

PARCEL 1: 1243 LONG LANE, MILLERSVILLE, PA 17551

PARCEL 2: LONG LANE, MILLERSVILLE, PA 17551

(LOCATED DIRECTLY ACROSS THE STREET FROM PARCEL 1)

P arcel 1: Nestled amidst the picturesque farmland of Lancaster County, this 75.176-acre estate offers both rolling tillable fields and woodlands. **The property features** a two-story farmhouse, a limestone bank barn with dual drive-in bays, a vintage chicken house, and several additional outbuildings. **With significant frontage on the Conestoga River**, the land presents both agricultural and recreational possibilities. **The perfectly preserved 1723 farmhouse boasts** a spacious main floor, including a formal living room, two kitchens, a dining room, a cozy family room with a fireplace, as well as a powder room, a full bathroom, a large office, and a laundry room. **The winding open staircase takes you upstairs**, where you'll find five bedrooms and access to a large walk-up attic on the third floor. **The home also includes** an unfinished basement with mechanical systems in place. **This is a great opportunity to own a unique property in one of the most scenic areas of Lancaster County!**

P arcel 2: **This 23.8-acre property features** a mix of productive tillable land and woodlands, offering great opportunities for both agricultural and recreational use. **Located directly across from Parcel 1**, this is a property you will not want to miss!

Both properties are enrolled in Clean & Green and in Ag Preserve.

AUCTIONEER'S NOTE: Executor plans to sell to settle an estate.

**Open Houses: Sat. March 1, 10am-12pm & Sat. March 8, 10am-12pm
Or Call For An Appointment**


Auction for: Joan E. Fehl Estate & Jessie L. Fehl Harnish Estate

Attorney: Randy R. Moyer Esquire

Executor: Fulton Bank N.A.

LEAD AUCTIONEER: Phil Nissley



 717-664-5238 or 877-599-8894

 www.hessauctiongroup.com

 contact@hessauctiongroup.com

JOHN M. HESS AUCTION SERVICE, INC.

AY000253L

Parcel 1:

Type: Farmhouse
Construction: Frame
Exterior: Metal Siding
Roof: Preformed Metal
Square Footage: 2,978 sq. ft.
Lot Size: 75.176 acres
Year Built: 1723

Heating/Cooling: Oil Forced Air Furnace
Water/Sewer: Well Water/
 Septic Sewage
Zoning: Effective Agricultural
Taxes: \$4,053.64
School District: Penn Manor SD
Township: Conestoga Twp.

Parcel 2:

Lot Size: 23.8 acres
Water/Sewer: None
Zoning: Effective Agricultural
Taxes: \$543.06
School District: Penn Manor SD
Township: Conestoga Twp.

Parcel 1 Farmhouse:

First Floor:

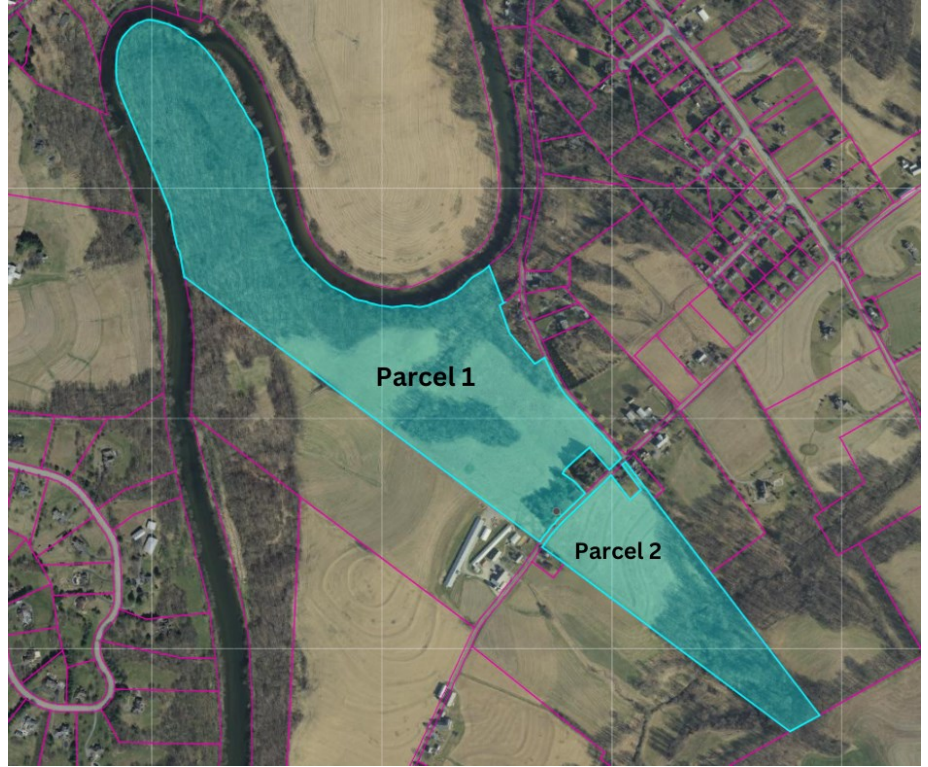
Kitchen #1: 10' 11" x 11' 1"
Kitchen #2: 7' x 9' 4"
Dining Room: 13' 8" x 14' 8"
Living Room: 14' 8" x 15' 7"
Family Room: 11' x 15' 10", woodstove
Powder Room: 3' 3" x 4' 1"
Full Bathroom/ Laundry/ Mudroom: 9' 7" x 15' 3"
Office: 10' 2" x 13' 6"

Second Floor:

Bedroom: 12' 10" x 14' 1"
Bedroom: 12' 4" x 15' 6"
Bedroom: 12' 5" x 15'
Bedroom: 12' 8" x 13' 8"
Bedroom: 15' 3" x 15' 9"

Lower Level:

Unfinished basement with two furnaces



*All Measurements Approximate

For information about financing call 717-664-5238

Real Estate Terms & Conditions: 10% down day of sale. Balance due at settlement on or before 45 days. Announcements made on day of sale take precedence over advertised information.

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 signor. John M. Hess Auction Service is not responsible for any clerical errors or misrepresentations by consignor in above printed
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