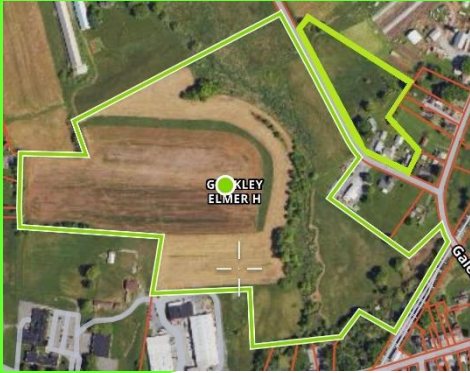


PUBLIC AUCTION

37.25 +/- ACRE FARM WITH HOUSE & BARN
SATURDAY NOVEMBER 16, 2024 @ 8:30AM RE@ NOON

LOCATION: 14 SWAMP CHURCH ROAD, REINHOLDS PA 17569



THIS PROPERTY IS CONVENIENTLY LOCATED ON THE OUTSKIRTS OF REINHOLDS. IN WEST COCALICO TWP, LANCASTER COUNTY, COCALICO SCHOOL DISTRICT. WITH EASY ACCESS TO MAJOR ROAD WAYS AND MODERN CONVENIENCES. SITUATED ON 37.25 ACRES AND CONSISTING OF APPROX. 20 TILLABLE ACRES. THIS FARM FEATURES PLENTY OF STORAGE FOR EQUIPMENT AND CROPS; WITH ITS 3 BAY BANK BARN. ADDITIONAL STORAGE CAN BE FOUND IN NUMEROUS OUT-BUILDINGS, WHICH INCLUDE AN OVERSIZED 2 CAR GARAGE/ SHOP, A LARGE SHOP AREA BUILT ONTO THE BARN AND MULTIPLE SMALLER SHEDS ON THE PROPERTY. THE 4 BEDROOM HOME IS WELL BUILT AND HAS SHINGLE AND TIN ROOFS. A LARGE EAT IN KITCHEN WITH LINOLEUM FLOORING, 2 ADJACENT LARGE FAMILY ROOMS, AND 2 FULL BATHS. THE HOME IS HEATED WITH OIL HOT WATER HEAT (NEW IN 2011) AND THE LOT FEATURES PUBLIC WATER AND ON-SITE SEPTIC. THE MACADAM DRIVEWAY AND MATURE LANDSCAPING ACCOMPANY THIS VINYL SIDING HOME. THE HOME ALSO FEATURES AN ADJACENT SCREENED REAR PATIO/PORCH AREA. THIS PROPERTY WOULD MAKE A GREAT PRODUCE/ CROP FARM, THE LOWER LAND AREAS COULD POTENTIALLY HOUSE MULTIPLE GREENHOUSES. THERE IS ALSO CURRENTLY AN OLD BUTCHER SHOP ACROSS THE ROAD FROM THE MAIN BARN AND HOUSE. THE PROPERTY IS ALSO BEING SOLD WITH AN OLDER TRAILER HOUSE ON THE PROPERTY (CURRENTLY BEING OCCUPIED).

FOR MORE DETAILS CALL THE AUCTIONEER BRIAN @ (717) 587-5105

OPEN HOUSES: November 2 & 9 1-3 PM OR BY APPOINTMENT

SEE OTHER SIDE FOR LISTING OF VINTAGE TRACTORS, VEHICLES, TRACTOR PARTS AND IMPLEMENTS 

******PLEASE CHECK OUR WEBSITE FOR MORE PHOTOS AT WWW.OBAUCTIONEER.COM ******

AUCTIONEER NOTE: This would make a great investment for a small produce/ crop farm. Come prepared to bid, as the current owner is ready and motivated to sell.

TERMS BY: Elmer Gockley Estate, ATTORNEY LINDSAY M. SCHOENE BERGER RKG LAW (717) 293-9293

TERMS: 10% down payment on the day of auction, settlement on or before 60 days

TAXES: \$4048.63 (CURRENTLY ENROLLED IN CLEAN AND GREEN)

BL OBERHOLTZER AUCTION
SERVICE LLC.
AY-002435

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Auctioneers: Brian L. Oberholtzer AU-005951 Jordan Martin AA-019691