

PUBLIC AUCTION

TUESDAY March 3, 2026 @ 6:00 pm

LOCATION: 1952 Landis Valley Rd, Lancaster, PA 17601

Auction held at Wolgemuth Auction LLC 109 N. Maple Ave Leola, PA 17540



Nestled on approximately 1.8+/- acres, this charming two-story residence offers a blend of classic character and modern convenience in a coveted I-1 zoned location. Step through the formal entrance and be greeted by an impressive open staircase, hardwood floors, and a sense of grandeur that flows throughout the home. The spacious layout features four bedrooms, each with carpet flooring, and a kitchen adorned with cherry cabinetry, and eat-in kitchen.

Enjoy gatherings in the large dining room, work from home in the dedicated office, or relax in the living/ family room. Upstairs, you'll find four comfortable bedrooms and a generous full bath, while the partially finished attic provides ample storage and the potential for a game room or creative space. The basement houses a new natural gas furnace for the hot water baseboard/radiator heat, concrete floors, and an electric hot water heater for year-round comfort, as well as the new electrical panel box. The home has been recently rewired throughout.

Outdoors, the property shines with a large inground swimming pool, a private well, and onsite sewer. The expansive enclosed heated shop is ideal for growing a business, offering plenty of room for repairs, storage, or entrepreneurial ventures. The spacious showroom is ready to accommodate multiple business opportunities, making this property very versatile.

Auctioneer's Note: This property presents a unique opportunity for those with vision and skill. While the home requires some updating, a capable handyman can restore its original charm and elevate its presence within the neighborhood. Don't miss your chance to acquire this desirable piece of real estate—this is a rare offering as the Estate of Robert Board must be settled. Come prepared to bid and make this property your own.

Special Note: This Property will be sold at the office of Wolgemuth Auction LLC., Located at 109 N. Maple Ave, Leola, PA 17540

Terms: 10% down on day of the Auction, Settlement within 45 days **Terms By:** Robert Board Estate Doug Good Esq. 717-354-4456

Taxes: Approx \$6980.00 **Zoned:** Industrial-1 (I-1)

For Questions on Real Estate call Brian Oberholtzer 717-587-5105

The Robert Board Estate
Doug Good Esq. 717-354-4456



Dennis M. Wolgemuth-Auctioneer
Wolgemuth Auction LLC. AY-002357

Wolgemuth-Auction.com
717-656-2947

109 North Maple Ave
Leola, PA 17540