

PUBLIC AUCTION OF VALUABLE REAL ESTATE 72 ACRES M/L LANCASTER CO. FARM SAT., OCT. 8, 2011 11:00 A.M.

Located at 2324 Leaman Rd., Lanc., PA 17602.
From Lanc. Take Rt. 30 E. to Rt. 896 S. towards
Strasburg, 3/4 mile turn right onto Leaman Rd.

**Real Estate consists of 2-½ Story Brick
Farmhouse w/5 Bedrooms, 4 Baths;
Detached 2 Car Garage; Metal Equipment
Barn; Tobacco Shed; Frame Storage
Building; Stone Pump House; 5200 Bushel
Grain Storage Bin.**

**HOUSE: Large 2-½ Story Brick Farmhouse
w/5 Bedrooms built in 1874, added to in
1933.**



**72 M/L ACRES OF PREMIUM FARMLAND - ZONED AG
E. LAMPETER TWP., LANC. CO., PA
CONESTOGA VALLEY SCHOOL DISTRICT**



FIRST FLOOR: Eat-in kitchen w/Chestnut cabinets and trim; laundry/mudroom w/full bath and outside entrance; Summer kitchen area w/arch cellar; spacious dining room w/original built-in china cupboard & French doors; large living room w/original colonnade & built-in wall cupboard; office w/built-in corner cupboard adjacent to parlor.

SECOND FLOOR: Center stairway to upstairs foyer; 5 bedrooms, 2 w/private baths; 3 other bedrooms share full bath; storage above summer kitchen; large attic storage; backstairs to kitchen.

BASEMENT: Unfinished w/stone foundation; outside entrance; cold cellar; storage shelves; oil hot water radiator heat w/summer & winter hookup; onsite well & sewer.

HOUSE & PROPERTY FEATURES: Large rooms; deep window sills; Chestnut woodwork in kitchen, dining room & living room; random width floors; wrap-around porch; grape arbors; vegetable garden; established shade; paved driveway; beautiful scenic view; farm borders the Pequea Creek; 975' of road frontage along Leaman Rd.

OTHER OUT BUILDINGS: 40'x60' drive-through Metal Equip. Barn w/roller doors & passage door; Tobacco Shed w/dampening cellar, stripping room & workshop; 20'x125' Frame Storage Building; 5200 Bushel Grain Storage Bin; Detached Frame 2 Car Garage; Stone Pump House w/well & pressure system.

- See Reverse Side -

Robert E. Martin & Sons, Auctioneers

Jeffrey R. Martin - Michael L. Martin - Randall L. Ranck
AU003567L www.remartinauctions.com 717-687-0495

72 ACRES OF PREMIUM FARMLAND

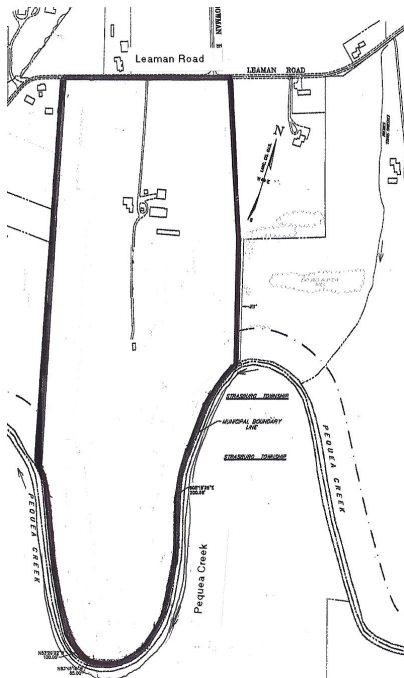
OPEN HOUSE: Sat., Sept. 3 & 10, 2011 from 2:00 to 4:00 p.m. or for personal showing call 717-687-0221. \$85,000 down day of sale, balance due at settlement on or before Dec. 9, 2011.

AUCTIONEER'S NOTE: This quiet homestead is situated on some of Lancaster Counties most fertile soil and is bordered by the Pequea Creek. Approx. 60 acres of the 72 acres is tillable. The farm has been primarily used as a crop farm but its size offers a variety of options. The long driveway places the buildings towards the middle of the property offering privacy and easy access to fields.

The farm is in Clean & Green. Property Taxes: \$4,331.24.



Plot Plan Not
To Scale



See website for additional pictures @ www.remartinauctions.com
Announcements day of sale take precedence over advertised information.

Auction Conducted for:
Evelyn M. Groff Estate

James Clark, Atty.

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