

PUBLIC AUCTION

**109.9 ACRE FARM NEAR HERSHEY
SAT., MARCH 15 AT 12 NOON**

**3205 ROUNDTOP ROAD, MIDDLETOWN, PA 17057
LONDONDERRY TOWNSHIP,
LOWER DAUPHIN SCHOOL DISTRICT
DAUPHIN COUNTY, PA**



REAL ESTATE consists of a 109.9 acre farm in high state of cultivation. There is a 3 bedroom 2 story home, bank barn, and equipment shed. Of the 109 acres, there is approximately 65 acres tillable, 10 acres of woodland, 5 acres with buildings, and the balance being pasture. The home features 3 bedrooms, 2 full bathrooms, a kitchen, dining room, family room, and a living room. There is a bank barn with an addition for dairy cattle. The dairy barn has 39 tie stalls with surge pipeline, 600 gallon bulk tank and a barn cleaner. The bank barn has 2 drive-in bays and 2 hay mows. Other outbuildings include a 30'x40' machinery shed w/open front, a detached 3 car garage, and a few other little outbuildings. There is also a 12' x 45' stave silo w/unloader. This property is zoned agriculture and is presently enrolled in clean and green with yearly taxes of \$1,439.01.

AUCTIONEER'S NOTE: Come check out this rare opportunity to purchase a farm close to Hershey with so much potential, making it an excellent choice for a great investment.

INSPECTION: Open house will be Saturday, February 15 and 22 from 12-3 pm, or by calling auctioneer for appointment.

TERMS: 10% down day of auction, balance due in 60 days at final settlement. No buyer's fee.

CONDITIONS BY: Anna H. Houser

ATTORNEY: Colleen Gallo, Barley Snyder Law Firm



FOR PHOTOS VISIT
www.shirksauctions.com

AUCTION CONDUCTED BY:
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LICENSE #AU-003248-L #AH-001946-L