

PETERSHEIM
R.E. AUCTION

- Manheim Area -

Beautiful 2.40 Acre Property "Rural Setting"

PETERSHEIM
R.E. AUCTION

PUBLIC REAL ESTATE AUCTION

3 Bdrm 2 Sty Colonial Style Dwelling

60'x60' Equip. Building/Heated Shop, 2 Sty Bank Barn, Pastures

Wednesday, June 25, 2025 @ 6:00 PM

Location: 658 Rife Run Rd, Manheim PA 17545 (Lancaster County)

From Manheim take Rt 72 north to left onto Rife Run Rd to property on left.



3 Bdrm 2 Sty 2254 Sq Ft Colonial Style Dwelling w/2 Full Baths, 60'x60' Equip. Building/Heated Shop, 2 Sty Bank Barn, Fenced-in Pastures on "2.40 Acres"

Main floor of house includes a unique brick accent kitchen w/oak cabinetry & peninsula, dining rm, living rm w/lg brick fireplace w/wood insert, lg bay window & access to a nice 6'x40' covered porch, **First floor has exposed beams thruout adding to its uniqueness!** Mudroom/Sunroom w/laundry, half bath w/laundry hookup, partial open stairways leads to 2nd floor includes a master bdrm w/closets & master bath, 2 other bdrms w/closets, 2nd full bath, **Also has a full daylight walk-in basement** w/a family room, office, canned good/utility rm w/water softener system, **200 amp service w/generator backup hookup**, 40 gal water heater, coal stove heat.

A few valuable additional amenities is a 2500 gal underground water cistern which is currently in good working cond! **24V solar panel system** (Batteries were new in 2024) (4) 305W panels, 1000 gal LP tank.

Outbuildings: consists of a 24'x32' bank barn w/hay storage, **60'x60' Equipment building/heated shop**, 35'x42' heated shop w/12'x8' entry rm, 200 amp service & 20'x12' OH door (currently rented out) 25'x42' area w/12'x12' OH door (currently rented out) 16'x60' area w/roll dr, whole shop has 14' high ceilings. Valuable shop w/many possibilities! **2-run dog kennel**, chicken shed

This all is situated on a 2.40 Acre lot w/fenced-in pastures, large garden area, plenty of lawn area, beautiful paver patio area w/brick fireplace, playground area, professional landscaping, mature shade trees & shrubbery, on-site well & sewer, located in Rapho Twp., Manheim Central School District.

Note: Beautiful 2.40 Acre rural, well-kept property w/spacious buildings that are in absolute move-in condition. Ideal country setting and a must see property to appreciate! Sellers are moving to a farm and want to sell.

Terms: 10% down @ auction. Settlement on or before August 25, 2025. Glick, Goodley, Deibler & Fanning attys.

Open House: Saturday's June 7th & 14th from 1-3 PM or by appointment. Contact auctioneer @ 717-327-1215 w/any questions or to schedule a private showing.

Attention Realtors: 1% Broker Participation offered to realtors who are the successful buyers. Please preregister 48 hrs prior to the auction.

We are now offering assistance with Bridge Loans and Down Payments. Call us @ 717-327-1215 for more information!



See more at [auctionzip.com](https://www.auctionzip.com) ID #44467

See back side also →

Auctioneers:
Elam Esh 717.327.1215
Amos Stoltzfus 717.738.9157
Leon Fisher 717.786.7217

LIC. #AY2246

Auction For:
Steven & Katie Petersheim
717-664-7301



2.40 Acre Homestead



Back View of Homestead



Front View w/Back Yard



Front Twilight View



Side View



Back View



Paver Patio w/Fire Pit



Chicken Shed w/Pasture



Backyard w/Playground



Kitchen/Dining Room



Living Rm w/Fireplace

PROPERTY INFORMATION

Type: Colonial 2 Sty Dwelling
Construction: Frame/Vinyl
Square Feet: 2,254 Sq Ft
Condition/Age: Good/1974
Roof/Condition: Asphalt/Good
Flooring: Vinyl
Living Room: Yes w/Fireplace
Laundry: Yes/Mudroom
Bedrooms: 3
Basement: Yes w/Ext Entrance

Family Room: Yes/Basement
Baths: 2½
Office: Yes
Heating: Fireplace & Coal Stove
Front Porch: 6'x40'
Back Patio: Paver w/Brick Firepit
Windows: Anderson
Bank Barn: 24'x32'
Shop/Equip Building: 60'x60'

Sewer: On-site
Water: On-site
Lot Size: 2.40 Acres
Schools: Manheim Central Schools
Taxes: \$5345.96
Township/Zoning: Rapho/Residential
Attorney: Glick, Goodley, Deibler & Fanning Attys
Master Bedroom: 18'x12'

DIMENSIONS

Bedrooms: 16'x13'
Bedroom: 13'x12'
Kitchen: 14'x10'
Dining Room: 16'x14'
Pantry: Cabinetry
Living Room: 20'x14'
Mudroom/Sunroom: 16'x13'
1st Floor Half Bath: 8'x5'8"
2nd Floor Master Bath: 10'8"
2nd Floor Full Bath: 9'7"x7'5"

See more at auctionzip.com No.44467

Auctioneers:
 Elam Esh 717.327.1215
 Amos Stoltzfus 717.738.9157
 Leon Fisher 717.786.7217

LIC. #AY2246



See front side also →

Auction For:
 Steven & Katie Petersheim
 717-664-7301