

STOLTZFUS  
R.E. AUCTION

Strasburg Area

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**Valuable 1.15 Acre Country Property “Recently Updated”**

# PUBLIC REAL ESTATE AUCTION

**5 Bdrm 2 Sty Home, 2 Sty Barn, Sheds, Pastures on 1.15 Acres**  
**Wednesday, October 30, 2024 @ 5:00 PM**

**Location: 38 Little Beaver Rd, Strasburg PA 17579 (Lancaster County)**

Directions: From Strasburg take May Post Office Rd south to left onto Little Beaver Rd to property on right.



**Charming 5 Bdrm 2750 Sq Ft 2 Sty Home, 2 Full Baths, Newer 2 Sty Barn, Shed, Pastures on 1.15 Acres**

**First floor** comes with a nice open floor plan and consists of a country style eat-in kitchen/dining rm w/solid oak rsd panel cabinets, oak pantry cabinets, living rm w/ext access to a Victorian style covered porch, den, sun room/sewing rm w/access to a lg outback deck, mudroom w/laundry, full bath w/glass dr tub/shower, **Sun rm, mudroom & bathroom all had new cabinets in 2022**, (2) first floor bdrms w/walk-in closets, partial open stairway leads to 2<sup>nd</sup> floor w/3 large bdrms, 2 w/closets, attic storage, full bath w/tub/shower combo, **Home also has a full walk-in daylight basement w/2nd kitchen, canned good storage rm, coal bin, 13'x11' finished office area**, vinyl flooring, hot water radiator heat, coal stove, Rain Soft water softening system, **Exterior of house was completely updated in 2023 w/new Anderson windows & James Hardy siding**, 16'x34' composite deck/vinyl railing w/roll out awning, 2 sets of 5' stairs going to back yard, composite walkway which conveniently bridges over to 2<sup>nd</sup> story rec room

**Outbuildings:** Beautiful 2 Sty 4-stall horse barn w/2nd sty rec room which was completely new in 2019, shop area, carriage parking area, diesel rm/storage, new garage doors in 2018, 12'x18' vinyl storage shed also updated w/new siding & doors in 2019, 12'x16' 4-run dog shed, **Other valuable amenities selling w/property is a 24V solar system w/Ark battery, 3 panels (system new in 2023)** vinyl swing set, 2 cyl Lister diesel & air compressor, 275 gal fuel tank, 1000 gal air tank, 250 gal LP tank. **All situated on 1.15 Acres w/fenced-in pastures**, large outback lawn area, garden area w/vinyl fencing/arbor, enjoy the beautiful outback campfire/picnic area, well-kept flower beds, plenty of mature shade trees & shrubbery, macadam driveway w/parking, **New retaining wall in 2023**, on-site well & sewer, Strasburg Twp., Lampeter Strasburg School District, Zoned Ag, Taxes \$5772.95

**Note:** Attractive 1.15 Acre well-kept home nestled in the rural Strasburg area. This property has good, solid up to date buildings in absolute move in condition. A must see to appreciate! Rurally located but yet has quick access to Rts 896, 741, 30 etc. Sellers are moving and want to sell.

**Terms:** 10% down @ auction. Settlement on or before December 30, 2024. Glick, Goodley, Deibler & Fanning attys.

**Open House: October 12<sup>th</sup> & 19<sup>th</sup> from 1-3 PM or by appointment. Contact auctioneer @ 717-327-1215 w/any questions or to schedule an appointment.**

**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**

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**Auctioneers:**  
Elam Esh 717.327.1215  
Amos Stoltzfus 717.738.9157  
Leon Fisher 717.786.7217

LIC. #AY2246

**Auction For:**  
Levi & Barbie Ann Stoltzfus  
717-989-1265





### - Dimensions -

#### PROPERTY INFORMATION

**Type:** 2 Story Colonial  
**Square Feet:** 2750 Sq Ft  
**Construction:** Frame/Vinyl  
**Condition/Age:** Very Good/1990 (recently updated)  
**Roof/Condition:** Asphalt/Good  
**Flooring:** Newer Vinyl  
**Kitchen/Dining Rm:** Yes  
**Living Room:** Yes  
**Laundry:** Yes/Mudroom  
**Pantry:** Spacious Cabinets  
**Bedrooms:** 5  
**Basement:** Full walk-in daylight  
**Baths:** 2 Full  
**Deck:** 16'x36'  
**Porch:** 6'x24' Victorian covered  
**Windows:** New Anderson Insu/Tilt-in  
**Heating:** Coal/Hot Water Radiator  
**Barn:** 36'x65' w/New 2<sup>nd</sup> Floor(2019)  
**Shed:** 12'x18'  
**Dog Shed:** 12'x16' 4-run  
**Swing Set:** Yes/Vinyl  
**Sewer:** On-site  
**Water:** On-site  
**Lot Size:** 1.15 Acres  
**Schools:** Lampeter Strasburg Schools  
**Taxes:** \$5772.95  
**Township/Zoning:** Strasburg/Ag  
**Attorney:** Glick, Goodley, Deibler & Fanning Attys

**1<sup>st</sup> Floor Bedroom:** 12'x11'  
**1<sup>st</sup> Floor Bedroom:** 12'x10'  
**Bedroom:** 18'x14'  
**Bedroom:** 18'x11'  
**Bedroom:** 23'x8'6"  
**Kitchen/Dining Room:** 20'x14'  
**Pantry:** Pantry cabinets

**Living Room:** 19'x12'  
**Den:** 13'5"x8'6"  
**Mudroom:** 7'x12'  
**Sun Room/Sewing Room:** 12'x12'  
**Master Bath:** 11'x8'  
**2<sup>nd</sup> Floor Full Bath:** 12'6"x5'  
**Full Basement w/2nd Kitchen**



Info deemed to be correct but not guaranteed.

See more at [auctionzip.com](http://auctionzip.com) No.44467

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