

STOLTZFUS
R.E. AUCTION

Strasburg Area

1.11 Acre Country Property

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PUBLIC REAL ESTATE AUCTION

35'x75' Recreational Building/Shop, 12'x24' Shed on 1.11 Acre Lot
Wednesday, October 30, 2024 @ 5:00 PM

Location: 32 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.



Nice, useful 35'x75' 1 Sty Recreational Building/Shop w/Kitchen, 12'x24' Shed on 1.11 Acre Lot

Beautiful stone front 35'x75' building w/10'6" interior ceiling height w/14'x24' kitchen area, stainless steel sink, serving doors which open between kitchen & rec room area, 35'x60' rec room/shop area w/14'x9' overhead door, insulated & heated, LP heater, charming 15'x10' porch w/stone pillar corner post, exterior of building has vinyl board & batton siding, stone wainscoting, asphalt shingled roof, landscape walls, 12'x24' vinyl shed. This all is situated on a 1.11 Acre lot which would make a beautiful building lot and or make use of the existing building for a rental building. Check w/township on building possibilities. Large nice lawn area, gravel driveway w/plenty of parking. Strasburg Twp., Lampeter Strasburg School District, Zoned: Ag, Taxes: \$1577.17

Note: Are you looking for a potential 1.11 acre lot to build your dream home on? Here in Strasburg we have a beautiful 35'x75' recreational/shop building on a 1.11 Acre lot with lots of potential. Located along a rural back road in Lancaster County. Come prepared to buy as sellers are serious to sell.



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

Open House: October 12th & 19th 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

Auctioneers:
Elam Esh 717.327.1215
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LIC. #AY2246



Auction For:
John F & Fannie Stoltzfus
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