



5 BED 3½ BATH RANCHER-HEATED SHOP-BARN-PASTURE ON 19.65 +/- ACRES

Wernersville/Cocalico/Newmanstown Area

2 KUBOTA TRACTORS-LAWN & GARDEN-FURNITURE-APPLIANCES-HH GOODS



PUBLIC AUCTION

Saturday, May 9, 2026

Personal Property at 9:00 AM, Real Estate at 12:00 Noon

569 Texter Mountain Rd, Robesonia, PA 19551



Directions: From PA-897 near Blainsport, take Texter Mtn Rd 4 Mi to Property on Left. **OUTSTANDING Texter Mountain Property** with Rancher & Outbuildings on a Level **19.65 +/- Acres**. The Ranch House features **Main Level** of 3008 SF Living Area with Eat-In Kitchen/Sitting Area Combo w/Light Maple Cabinets, Formal Living Room, Sunroom with Cathedral Ceiling and Exposed Beams. 3 Bedrooms with 2 Bedrooms having their own Full Bath, Office/Sewing Room, Half Bath, Sizable Mudroom/Laundry Room. **Lower Level** is a Full Basement with approx. 1376 SF of Finished Area with Family Room w/Brick Fireplace, 3 Bedrooms and Full Bath. Plenty of Storage Area. Central Vac, CA, Oil Hot Water Radiant Heat, **Attached 2 Car Garage**, Paved Driveway with Ample Parking, **30x70 Well-Insulated Shop**, Elec/Water/Propane Heat & Woodstove, Powder Room, 9WX9.5H Overhead Door. **36x36 Shed** with Stalls and a 9' Overhead Door. 2 Garden Sheds, South Heidelberg Twp, Conrad Weiser Schools, Zoning: Ag Preservation, **Taxes:** \$13,395.00. Enrolled in Clean & Green.



NOTE: This is a must-see property situated on a clean, wooded & level almost 20 acres. Approx 3 acres of fenced pasture. A spacious home for your family gatherings and outbuildings for horses/livestock and hobbies. Property borders the William Penn State Forest. Minutes to Wernersville/Cocalico/Newmanstown. **OPEN HOUSE:** Saturdays, April 18 & 25, from 1-3 PM, or by appointment. **TERMS:** \$75,000.00 Down at Auction, Balance in 45 Days.

(717) 383-5606
Joel Heisey
Les LONGENECKER
PA-AY002453 (484) 256-1323

We're SOLD on serving you!

NAA Auctioneer WWW.LHAUCTIONSINC.COM

SEE MORE INFO & PHOTOS: www.lhauctionsinc.com



Auction For:
Marvin & Linda Stoltzfus
Attorney: Ken Sandoe (717) 866-5737
INFORMATION BELIEVED TO BE ACCURATE BUT NOT GUARANTEED
See Reverse Side for Personal Property →

LH
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EQUIPMENT: L4630 Kubota Tractor w/ Front End Loader; BX2230 4WD Kubota Tractor w/ Front Loader 60" Deck + Bagger System; 3-Pt PTO Hydraulic Angle Blade; King Kutter XB 3-Pt Rotary Mower; Land Pride RTA 1050 Tiller; '15 JD Dump Cart; Stihl Chain Saw; Wood Splitter; Quick Attach Pallet Forks; Rhino Landscape Rake; Hercules Chipper; Honda Walk-Behind Snow Blower w/ Tracks; Select 3 Pt PTO Snow Blower; PE-2400 Echo Edger; Etc.

LAWN & GARDEN/TOOLS: Ferris Z-Turn Mower w/ Bagger; Honda Push Mower; Weed Eater; Gas Cans; Hand Sprayers; 2'x4 1/2' Swivel Cart; (2) Wheelbarrows; Misc. Wire & Stakes; Buckets; Misc. Hand Tools; Skid of Misc. Concrete Blocks; Wood Bundles; Chicken Crates; Pick-up Animal Transport Cage; Wooden Feed Boxes; Hay/Feed Trough; Maxus Air Compressor; Delta 32" Radial Drill Press; 10" Delta Table Saw; (2) 6' Werner Ladders; 6' Wooden Ladder; Misc. Cutters & Wires; (2) Toolboxes; Insulation; & More!

FURNITURE, APPLIANCES & HH GOODS: 16' Horning's Oak Extension Table; (10) Horning's Oak Chairs; (2) Green Metal Chairs; (3) Office Chairs; 4-Drawer Filing Cabinet; Sewing Cabinet; 4 Pc. Bedroom Suite; Single Bed; Wooden Chest of Drawers; Rocker w/ Stool; Dry Sink; Small Desk; Wooden Toy Box; Range; (2) Chest Freezers; Canning Jars; China; Rubbermaid Containers; Bushel Baskets; (2) Meat Grinders; Bernina Sewing Machine; (2) Cameras; Etc.

NOTE: Partial List! Nice Selection of Clean & Lk New Merchandise. Plenty of Personal!

AUCTION ORDER: Starting w/ Misc. Small Items, Equipment at 10:00 AM.

TERMS: Cash, Good PA Check or Credit Card (w/ 3% fee). No Out-of-State Checks.

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