



AUCTIONS

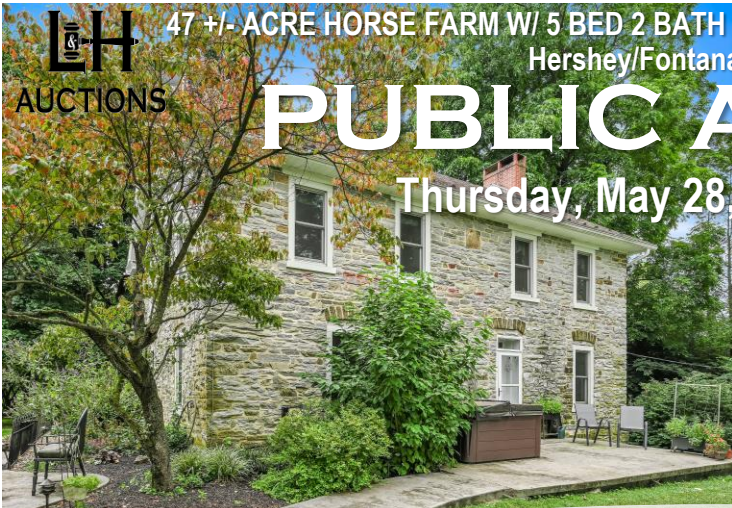
47 +/--ACRE HORSE FARM W/ 5 BED 2 BATH 2 1/2 STY HOUSE, BARN & 3 BAY GARAGE  
Hershey/Fontana/Annville Area



AUCTIONS

# PUBLIC AUCTION

Thursday, May 28, 2026 at 12 Noon



177 Valley Lane; Annville, PA 17003



**"Outstanding" 47 +/- Acre Lebanon County Horse Farm w/ Stream featuring an 18<sup>th</sup> Century 5 Bed 2 Bath 3,528 SF 2 1/2 Story Limestone Farmhouse.** First Floor boasts a Country Kitchen w/Oak Cabinets & Granite Countertops, Dining Area, Spacious Open-Concept Living Room w/ Propane Stove, Sunroom, Updated Full Bath, Mudroom w/ Laundry, Exposed Beams and Deep Windowsills adding to its character. Upper Level features a Landing Area/Den, 3 Bedrooms, Beautiful Full Bath w/ Double Vanity & Granite Countertops, Jetted Tub & Tile Shower. Third Floor has a landing area with 2 Bedrooms and roughed-in plumbing for a future Bath. Basement w/ Inside & Outside access has Large Arch Cellar. New Well, On-Site Septic, CA, Oil Hot Water Heat & Heat Pump. **15x15 Log Spring House** w/ Wine Cellar. **30x36 3-Car Garage** w/ 9'x9' & (2) 8'x9' Overhead Doors & Mechanics Pit attached to **40x80 Bank Barn** w/ Stone Foundation, Tin Siding, Energy Saving Solar Panels, and 10 Horse Stalls on Bottom Floor. **36x50 Horse Barn** with 9 Stalls, Wash Stall, Water & Electric. **40x50 2-Story Clinic Horse Barn** has 6 Stalls, Storage Room, Upper Level w/ Finished Office Area & Full Bath With AC & Heat. **2 Round Pens, Run-In Sheds** include (6) 12x30 Pole Sheds w/ 4' Overhang and 12x24 Shed. **7 Large Pastures & 4 Small Paddocks**--Approx 30 Acres of Fenced Pasture and/or Tillable Acres. Approx. Annual Taxes: \$6,100.

**NOTE:** A private, beautiful and fully functional equine facility that sits back off the beaten path and boasts a tranquil stream. Very nice and well-maintained buildings are credited for the charm and character that compliment this property. These 47 +/- acres have level to gentle rolling topography with some woods allowing for some great deer hunting. Ideally, this farm could also be used for a livestock, chicken, or crop farm. Minutes to Hershey/Fontana/Annville, with easy access to Rt. 322. Owners have enjoyed many years on this farm, but are ready to sell, so come prepared to buy!

**OPEN HOUSE** by appointment (call Joel at 717-383-5606). **TERMS:** \$100,000 Down at Auction, Balance in 60 Days.

**DIRECTIONS:** From US-322/Horseshoe Pike (2 Mi. West of Fontana) Turn Left onto Valley Ln to Property on Right.

SEE MORE INFO & PHOTOS: [www.lhauctionsinc.com](http://www.lhauctionsinc.com)



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

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Auction For:  
**Renee D. Nodine &  
Alexander R. Levengood**

Attorney: Caleb Zimmerman (717) 865-1070

INFORMATION BELIEVED TO BE ACCURATE BUT NOT GUARANTEED



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