



**HESS**  
AUCTION GROUP

**Public Auction**  
**REAL ESTATE**

# CARLISLE AREA 97 ACRE FARM



**Monday, August 19, 2019 • 1PM**

**1040 WAGGONERS GAP RD.  
CARLISLE, PA 17013**

**T**his attractive level and gently rolling highly productive Farm is nearly all tillable and boasts development potential with first phase (37 lots) final plan approval in place - and preliminary approval for 150 additional single-family lots. Property is located 1 mile from Dickinson College with access to Route 74, Pennsylvania Turnpike, and I-81.

**AUCTIONER'S NOTE:** Don't miss this opportunity to purchase this highly desirable property with both development and agricultural investment potential!

Auction for: Waggoner Gap Road LLC  
Attorney: Anthony P Schimaneck

\*For information about financing call 717-664-5238\*

**Real Estate Terms & Conditions:** 10% down day of sale. Balance due at settlement on or before 45 days. Announcements made on day of sale take precedence over advertised information.

**JOHN M. HESS AUCTION SERVICE 717-664-5238 or 877-599-8894 HESSAUCTIONGROUP.COM**  
AY000253L



## **NORTH MIDDLETON TOWNSHIP**

**Lot Size:** 97 +/- acres

**Water/Sewer:** Public—available

**Zoning:** Residential (LMD)

**Taxes:** \$10, 465

**\*\*This fact sheet is provided as a courtesy to the purchaser of the property. Information included is believed to be accurate & has been provided to us by the consignor. John M. Hess Auction Service is not responsible for any clerical errors or misrepresentations by consignor in above printed materials. The purchaser is responsible to research and verify any and all information regarding this property.\*\***