

Business Ready Homestead

2 - HOUSES & LARGE WOODWORKING SHOPS

Rare opportunity to own a 10 Acre private setting, w/ 2- Houses, 9 stall horse barn & garage, 20,000+ sf Woodworking shop & storage. Ready for operation.



Auction:
October 7th @ 5PM
-Free Pizza-



Open House:
Sept 12, 10-12pm
Sept 21, 5-7pm



**197 Pencroft Dr, N
Holtwood, PA**



Sellers:
Henry & Eva Kauffman
Settlement:
By Dec. 7, 2026
Down Payment:
\$75,000

Buildings:

- **9200 sf Building** (Heat, 4- XL garage doors, elec. air, offices, 3- phase conv, loading dock, dust system)
- **8400 sf Building:** (Heat, 3- XL garage doors, elec, air, 3- faze conv, dust collection bin & heat furnace)
- **3200 sf Building:** (Heat, 2- XL garage doors, elec)
- **25x50 Hoop building**
- **14x24 insul office building** (heat, elec)
- **24x40 Open storage building**
- **Horse Barn** (9- stalls, tack & hay storage, garage, drive-in full 2nd floor)
- **Large Timber frame Paviion** overlooking pond

Main House:

- 5 Bedrooms, 2 Full Bath
- 1st Floor bedroom
- Mudroom/Laundry Room
- Kitchen w/ Oak Cabinets
- Large Sewing Room/Office w/Oak Cab.
- Large poly deck w/ pond view
- Stamped concrete patio
- Full basement & Attic

Guest House

- 3 Bedroom, 1 Full Bath
- Deck w/ pond view



FISHER
AUCTIONS

Kore Fisher
(717) 587-2539
Paul Stoltzfus
(717) 598-9161

Financing Options Available
Call: (717) 587-2539

Office: (717) 219-8000
FisherAuctions.com
Lic# AY002418



Description:

A versatile 10.3-acre homestead/commercial property featuring a 5-bedroom home w/ a poly deck and stamped concrete patio, a 3-bedroom secondary home, a 9-stall horse barn/garage, loft, & tack storage, 3- heated woodworking shops totaling over 17,000 sq. ft. w/ 16' ceilings, multiple large garage doors, offices, bathrooms, lunch room, 3-phase converters, dust-collection systems, loading dock, and full electric/air distribution, 25'x50' hoop building, 30'x76' hoop building, 24'x40' open storage building, and a 14'x24' insulated office shed, extensive paved parking and storage, electricity to every structure, a pond with timber-frame pavilion, pasture, small field, and creek access, 1000 gal propane tank, well, standard septic. An exceptional turnkey setup for contractors, fabricators, or multi-use homestead living.

