



MONDAY, APRIL 27 @ 6PM - 1.86 ACRES

PARADISE HOMESTEAD

plus

SELLERS: Stephen & Crystal Zimmerman

LOCATION: 113 Black Horse Rd, Paradise, PA

OPEN HOUSE: Tuesday, March 24 & Monday, April 13. 4PM-6PM on both days.

SETTLEMENT: on or before June 26, 2026.

DOWN PAYMENT: \$65,000, due day of sale. **STARTING BID:** \$775,000

TREMENDOUS OPPORTUNITY TO OPERATE A RETAIL BUSINESS FROM HOME

This beautiful country property features spacious buildings and a private recreation area complete with a campfire, pool, and hot tub—perfect for relaxing or entertaining. From your own backyard, enjoy views of the legendary Strasburg Railroad as it rolls through the picturesque countryside, adding charm and nostalgia to your everyday surroundings.

SPACIOUS FAMILY HOME

- ✓ 6 Bedrooms, 3 Bathrooms
- ✓ 2 Screened-In Porches
- ✓ Ideal Laundry & Mudroom
- ✓ Large Eat-In Kitchen
- ✓ Office/Sewing Room
- ✓ Finished Basement with Kitchen
- ✓ Plenty of Storage Room
- ✓ DS Gas Furnace - New in 2023

IN-LAW QUARTERS, REC-ROOM, HORSEBARN

- ✓ 1 Bedroom, 1 Bathroom
- ✓ Kitchen & Living Space
- ✓ Ideal for Elderly or Guest Room
- ✓ 2nd Story Rec-Room for Hosting
- ✓ 4 Horse Stall Barn
- ✓ Fenced Pasture

BUSINESS & STORE BUILDING

- ✓ Currently Operating as Leacock Shoe Store
(business also for sale)
- ✓ Main Shop 54' x 90' + Additional Rooms
- ✓ Fully Wired
- ✓ Backup Solar System
- ✓ Heated & Air Conditioned
- ✓ 2 Offices, 1 Restroom
- ✓ Second Story Storage
- ✓ Completely Paved Driveway

Daniel King AU006299
(717) 917-5844

Joel Yoder AU006463
(610) 750-2427

Henry Kauffman Jr.
Central & Western PA
(717) 799-4264

Steve Stoltzfoos
(717) 847-3537



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Property Lines & Features

113 BLACK HORSE RD, PARADISE, PA 17562

Set against the rolling farmland of Lancaster County, this well placed country estate blends rustic charm with everyday luxury. The spacious home boasts a second-story screened-in porch, deck, and welcoming porches that overlook beautiful country views. Outdoors, the maintained backyard features a refreshing pool, soothing hot tub, and a cozy campfire gathering area. A well-appointed horse barn is located right beside the house and a separate store/business building provide endless opportunities for a home-based venture, all within a peaceful rural setting.



Disclaimer: Property lines shown are for illustration purposes only and are not survey guaranteed. Boundaries are approximate. For exact dimensions and verified borders, buyers should consult a licensed surveyor.

**SETUP TO HIT THE GROUND RUNNING
FAMILY HOME | HORSEBARN | BUSINESS & STORE BUILDING**

Property & Tax Information

HOUSE: **1952 (remodeled in 2000)**

BARN: **2007**

HOUSE: **2007**

CONDITION OF BUILDINGS: **Great**

TAXES: **\$8347.00**

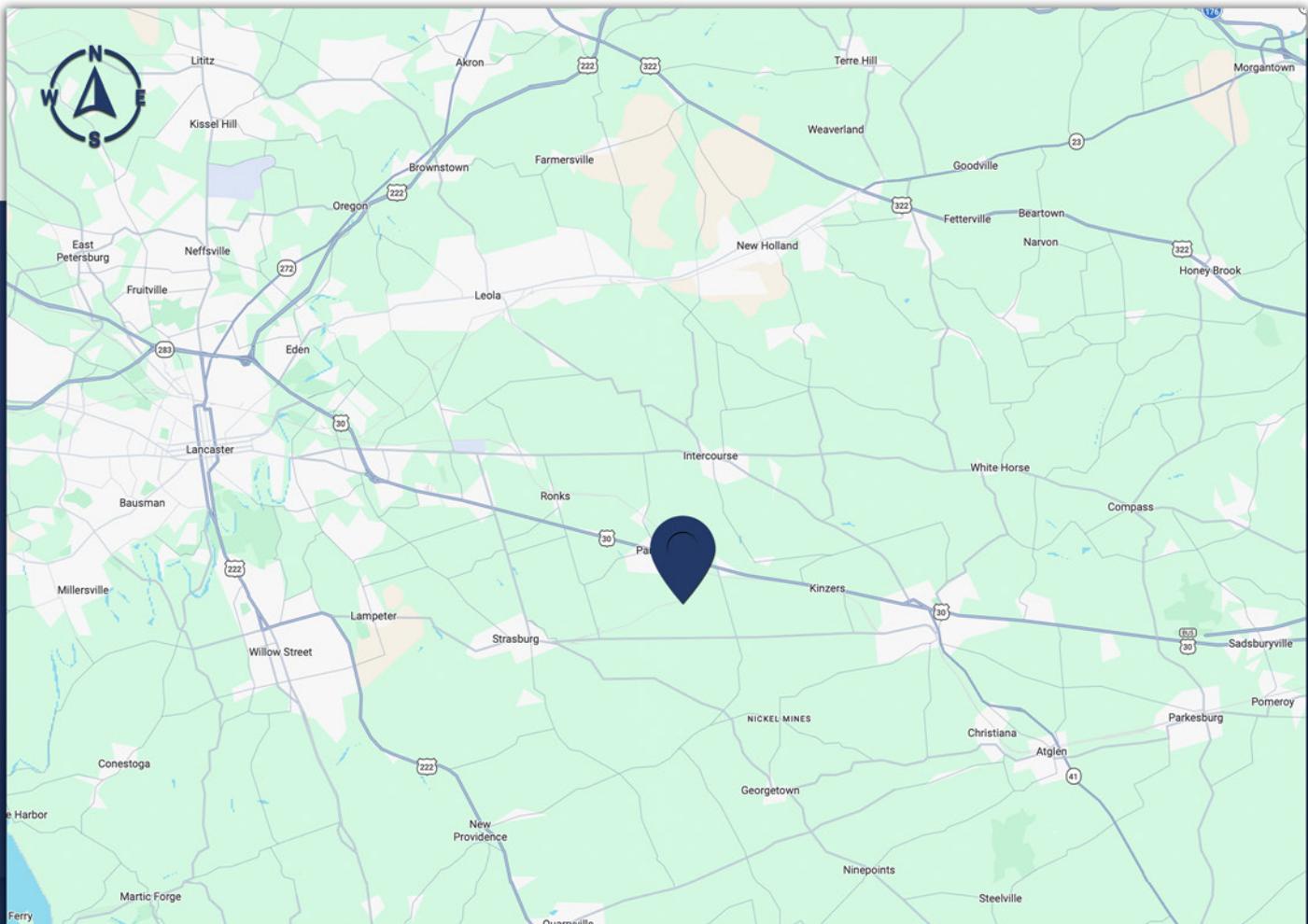
TOWNSHIP: **Paradise**

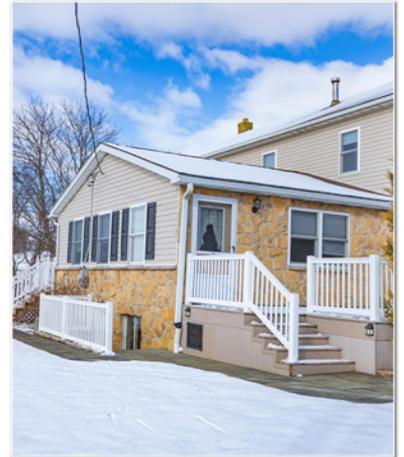
SEWER TYPE/LOCATION:

Holding tank is north of house in yard, drainfield is in the east end of pasture.

WELL LOCATION: **Directly west of house in yard.**

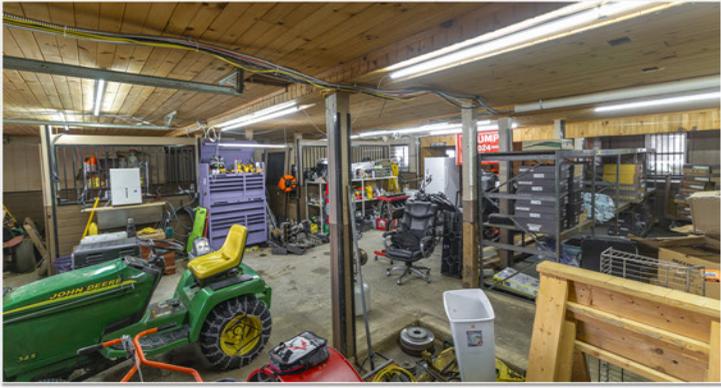
Take advantage of high building costs and buy a home and shop that is move-in ready!

















UPCOMING AUCTIONS & EVENTS

- MARCH 13 (6PM) - 634 COATES ST, COATESVILLE, PA - WHITE HORSE RENTALS LLC**
Great investment property. 2 bed, 2 bath apartment, lots of extras. **SELLS VIA INTEL AUCTIONS PHONE BIDDING!**
- MARCH 18 (5PM) - 201 W MARKET ST, WILLIAMSTOWN, PA - TRUE NORTH INVESTORS LLC**
Solid 3 unit investment property! Updated and low maintenance. Tenant occupied. **SELLS VIA INTEL AUCTIONS PHONE BIDDING!**
- MARCH 18 (6PM) - 33 N FOURTH ST, HALIFAX, PA - TRUE NORTH INVESTORS LLC**
Prime 2 unit investment home. Recent updates including new roof. Tenant occupied. **SELLS VIA INTEL AUCTIONS PHONE BIDDING!**
- MARCH 21 (8AM) - 11 FURNACE ROAD, BART, PA - BART SELECT BOOK AUCTION**
780 lots of selected books from various consigners! Exciting lineup of quality books!
- MARCH 25 (6PM) - 3906 COLUMBIA AVE, MOUNTVILLE, PA - DANIEL & ELIZABETH BEILER**
Great Investment! 4 unit apartment with recent updates. Tenant occupied. Local investment, just outside of Lancaster!
SELLS VIA INTEL AUCTIONS PHONE BIDDING!
- APRIL 2 (6PM) - 425 CIDER PRESS RD, LOCK HAVEN, PA - ERVIN STOLTZFUS**
3 acres with a new home built in 2022. Woods, stream, great location. **SELLS VIA INTEL AUCTIONS PHONE BIDDING!**
- APRIL 8 (6PM) - 6142 BEAVERDAM RD, NARVON, PA - DAVID & PRISILLA BEILER**
3.03 acres with modern family homestead. 4 bed, 2 bath house, horse barn, pastures, outbuildings. Loaded with extras!
- APRIL 11 (9AM) - 3010 COMPASS RD, HONEY BROOK, PA - KEYSTONE STEEL STRUCTURES**
Large Equipment including pettibones, skidloaders, mini stand-on loaders, work truck.
Welders, generators, huge selection of corded and cordless dewalt tools.
- APRIL 15 (6PM) - 471 WEAVERTOWN RD, MYERSTOWN, PA - JAMES & NANCY STOLTZFUS**
Country setting in Lebanon County. 3 bed, 2 bath home. Horse barn, pasture, chicken barn. Rec-Room. Surrounded by Farmland.
- APRIL 16 (9:00AM) - 8 TOWNSHIP DRIVE, PARADISE, PA - VINTAGE WOOD & FORGED IRON**
Complete dispersal! Trucks, trailers, combilifts, woodworking equipment, lots of tools. Will be an exciting day!
- APRIL 17 (6PM) - 498 GREEN LN, BRISTOL, PA - LANCASTER BAKERY**
Huge opportunity to buy a well established bakery at the sought after Bristol Markets. Highly Profitable. **SELLS VIA INTEL AUCTIONS PHONE BIDDING!**
- APRIL 22 (6PM) - 271 RAMSEY DR, JERSEY SHORE, PA - WINDY HILL RENTALS**
Air BnB rental. Prime location along the popular Pine Creek. Pickle ball court, bikes, kayaks, loaded and sells fully furnished.
SELLS VIA INTEL AUCTIONS PHONE BIDDING!
- APRIL 23 (6PM) - 624 BELLEFONTE AVE, LOCK HAVEN, PA - NLS REALTY**
3 unit apartment building. Solid brick structure, fully occupied. **SELLS VIA INTEL AUCTIONS PHONE BIDDING!**
- APRIL 24 (5PM) - 2271 ROBERT FULTON HWY, PEACH BOTTOM, PA - STALLION PRESENTATION**
Sale preview and Stallion Presentation. Free pork sandwiches and ice cream!
- APRIL 25 (10AM) - 2271 ROBERT FULTON HWY, PEACH BOTTOM, PA - QUALITY HORSE SALE**
To consign quality, sound horses call 717-529-3846. Preview at 7AM, sale at 10AM.
- APRIL 27 (6PM) - 113 BLACK HORSE ROAD, PARADISE, PA - STEPHEN & CRYSTAL ZIMMERMAN**
Once in a lifetime opportunity to invest in a detailed house, horse barn, and retail store all in one. Work from home! Formally Leacock Shoe Store.
- APRIL 28 (6PM) - 31 HERSHEY AVE, PARADISE, PA - NAOMI (CHRIST) FISHER**
Paradise Homestead. 4 bed, 2 bath home with a newer 16x24 garage, horse barn. Convenient Location!
- APRIL 29 (3PM) - 150 EASTBROOK RD, SMOKETOWN, PA - EASTBROOK WELLSRING CARE CLINIC**
Food, fun, and a faced paced auction! Swingsets, patio sets, grills, tools, gift baskets! Call 717-669-5754 to donate items.
- MAY 2 (8:30AM) - 794 STATE RT 25, MILLERSBURG, PA - CHUBB CONSTRUCTION LIQUIDATION**
7 work trucks, trailers, skid loaders, excavators, roofers buggy. Huge lineup of construction tools.
- MAY 5 (6PM) - 555 MEETING HOUSE RD, GAP, PA - JOHN MARSHALL ESTATE**
Peaceful setting. 1 acre with single wide house needing some updates. On-site well, sewer, electric. Ready for your personal touch.
- MAY 9 (9AM) - 5763 NORTHEIMER RD, NARVON, PA - DANIEL & MIRIAM MILLER**
Beautiful country setting with updated house, barn and outbuildings. Also selling an interesting line of tools, construction equipment, & household items.
- MAY 12 (6PM) - 218 SILVER MINE RD, CONESTOGA, PA - HENCHE HOLDINGS LLC**
3.7 acres with 4-unit apartment building plus 2 different single family homes and a 6-unit storage building all situated along the beautiful Pequea Creek. *Investment Opportunity!*
- MAY 19 (6PM) - 2014 MAIN STREET, NARVON, PA - COMMERCIAL PROPERTY**
Prime opportunity to have your own business location. Great exposure right along RT 23 in Churchtown, PA. *Exciting listing!*
- ★ **MAY 20 (6PM) - 5624 OLD PHILADELPHIA PIKE, GAP, PA - SAM & ANNA MARY EBERSOL**
2.6 acres with a 5 bed, 2 bath home. 40' x 60' horsebarn/garage with full 2nd floor rec-room, kitchen, and bathroom. Outbuildings. Pastures. *White Horse area!*
- JUNE 27 (10AM) - 1824 RED BANK RD, MCALISTERVILLE, PA - BETR LAND LLC**
127 acre organic farm. Dairy facilities new in 2010. House recently remodeled. *Rare opportunity!*
- JUNE 29 (6PM) - 7814 STATE RT 147, SUNBURY, PA - AMOS JAY FISHER**
11.5 acre, 3 bed 4 bath homestead with 24' x 30' horse barn, garage, pastures, woods. *Great location!*
- ★ **JULY 7 (6PM) - 1113 UPPER WOODS RD, HONESDALE, PA - UPPER WOODS CABIN**
34 acres with a secluded 2 bed, 2 bath Air BnB deluxe selling fully furnished. This hidden gem borders State Game Lands 159 and offers the best of PA Hunting including white tail deer, black bear, turkey, coyotes, bobcats, etc.
SELLS VIA INTEL AUCTIONS PHONE BIDDING!
- JULY 10 (6PM) - SLATE RIDGE RD, WHITEFORD, MD - STOLTZFUS FOREST PRODUCTS**
Hunter's Paradise! 157 acres woods. Prime Harford County, Maryland hunting. Just 45 minutes from Gap, PA.
SELLS VIA INTEL AUCTIONS PHONE BIDDING!

PRIME LOCATION

