

50 Acre Mt. Joy Farm

Sunrise June 22 2026 5:48am



Your Family Farm!

The opportunity you have been waiting for! A working farm with the full set of newer buildings and highly productive soil. Additional income potential from the large 3 story warehouse, currently operating as Sunset View Fabricating.

They don't make more land. Invest with Confidence.

Call Joel for Complete Auction Brochure. 610-750-2427



Auction:

August 29 @ 10 AM
Preview & Breakfast 9am



Open House:

July 30, 4-6 PM



967 Farmdale Road
Mount Joy, PA



Sellers: Christian & Mary Stoltzfoos
Settlement on or before October 28, 2026
Initial Investment \$95,000 due day of sale.
Starting Bid \$1,000,000

Call the Intel Team:

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(717) 917-5844
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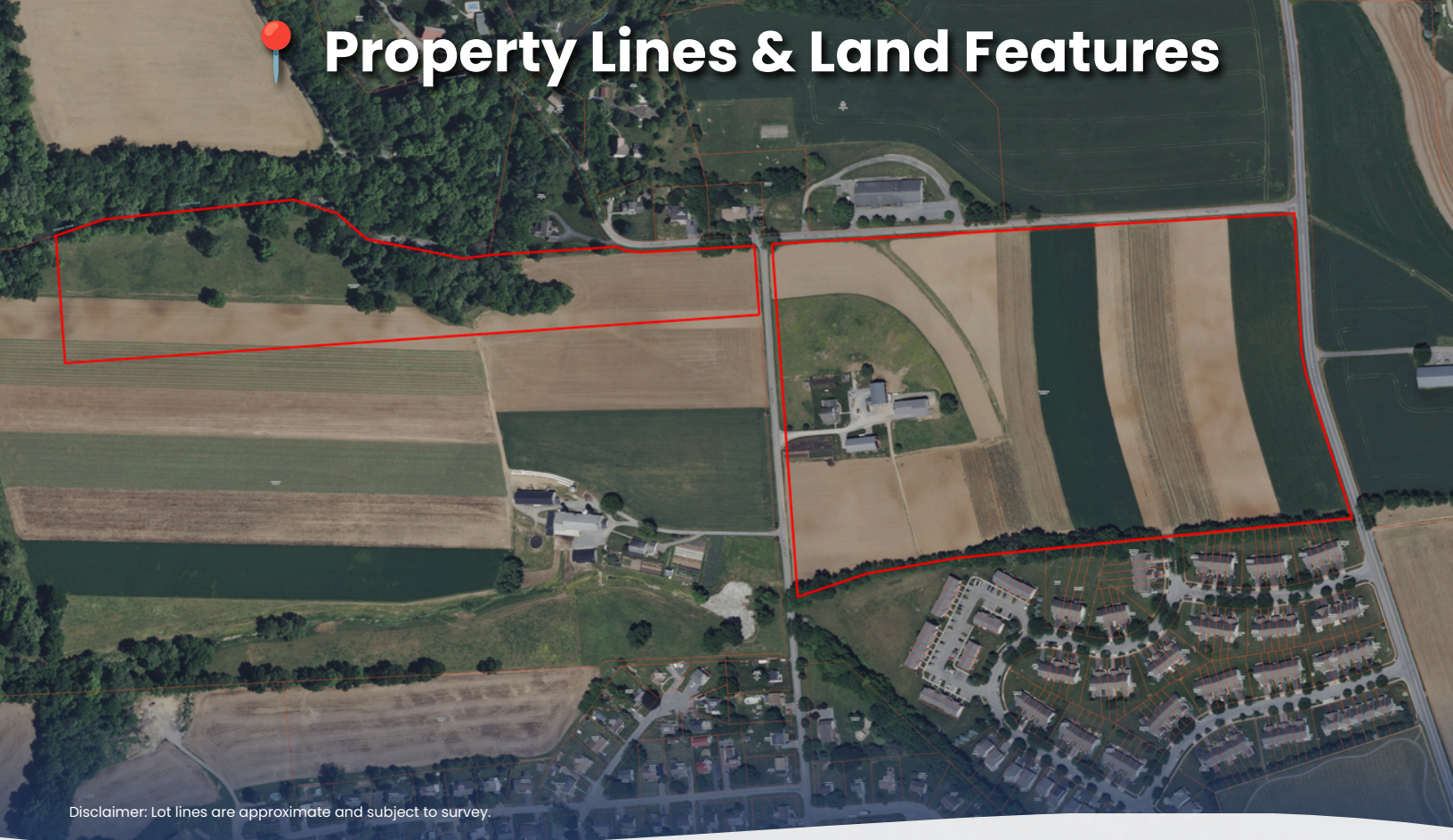


Call Joel for a
Detailed Auction Brochure

View more photos at
IntelAuctions.com

Follow us Live on
Auction Day
717-690-8081

Property Lines & Land Features



Disclaimer: Lot lines are approximate and subject to survey.

Property and Tax information:



Condition of Buildings:

House: 2012-Great

Main Barn 2008 - Good

Shop 2016 - Great

Tobacco Barn (Remodeled in 2010) - Good



Acres: 50



Taxes: \$8,530



Township: West Hempfield



Sewer Type / Location: Standard, cleanout tanks in flower bed beside tobacco barn, drainfield in pasture



Well Location: Directly north of house



Financing Options

Do you need to sell your home before investing in this property? Call the Intel Team To discuss financing options. 717-917-5844



Property Details

- Tillable acreage: approx. 37
- Enrolled in Clean and Green and in Ag Preserve
- Well depth: 500', comes up to 80' from surface
- Road Frontage: Over $\frac{3}{4}$ of a mile!
- Chiques Creek provides water for irrigation
- Underground 3" high pressure water lines provide irrigation to 5 outlets throughout farm
- Greenhouse currently in use for raising Squabs for Gingerich Small Animals, seller will take interior pens along unless buyer has interest in purchasing setup
- The new greenhouse structure stays with farm

Extra Benefits

- Raised bed vegetable garden
- Grape Arbor
- Raspberries
- Swingset
- 1000 Gal. propane tank
- 500 Gal. propane tank
- Diesel room with
- 28HP Yenmar diesel
- 5HP Air compressor
- 2-1000 Gal. air tanks
- Solar system with battery pack





Well Maintained Farm Buildings

New House in 2012

- Family sized, lots of storage
- New 2nd story balcony
- 6 bedrooms, 2 baths
- Large mudroom
- Open floor design
- Eat in kitchen
- Dining room
- Sewing room
- Finished basement
- Wrap around front porch

Two Story Horsebarn

- New in 2008
- 40' x 60' main frame with 18' x 20' lean
- 7 Horsestalls
- 18' x 18' woodworking shop
- 16' x 16' workspace area

34' x 200' Greenhouse

- New in 2026
- Lots of potential uses
- Supplied with water line

Sunset View Fabricating Shop

- New in 2016
- 40' x 48' 3 story warehouse with 18' ceilings,
- Loading dock
- 34' x 52' Equipment shop
- 2nd floor finished sewing room
- 1 Restroom
- Carriage storage room
- Lower level has equipment storage and 2 small animal stalls

36' x 86' Tobacco Barn

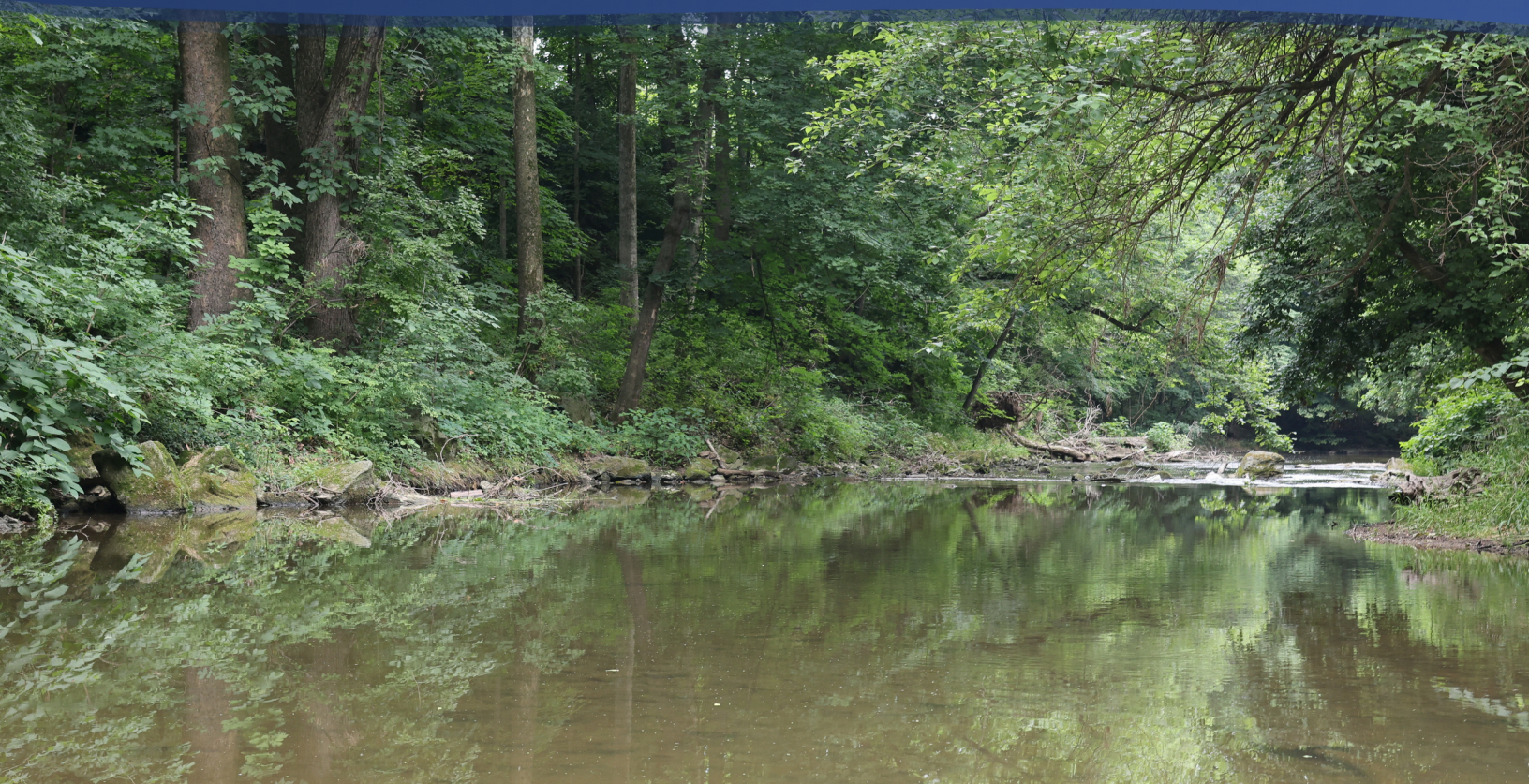
- Redone in 2010
- Tobacco cellar
- Stripping room
- Walk-in cooler
- Equipment storage











Frisky's Auction Listings

Keeping you informed of upcoming *Auctions!*



FARM & HOME

JULY 14 (6PM) - 1599 & 1601 SANCTUARY ROAD, MANHEIM, PA - ANDY & VICKI WILLIAMEE
34 ACRE MANHEIM FARM! 2 houses, bank barn, chicken house, woods, pond, creek, productive farmland! Hard to find acreage in a prime area.

JULY 21 (6PM) - 1106 VILLAGE RD, LANCASTER, PA - BEN & LYDIA ESH
Lampeter Home! 3 bed, 2 bath homestead with attached garage, large backyard bordering farmland. *NICE RURAL SETTING!*

JULY 22 (6PM) - 6086 OLD PHILADELPHIA PIKE, GAP, PA - CHARLES H KRUGER ESTATE
Great location! 5 bedroom, 2 bath homestead with large backyard open space. *IDEAL COUNTRY SETTING.*

AUGUST 7 (6PM) - 257 HILL RD, NEW HOLLAND, PA - JONATHAN & LYDIA KING
5 acre homestead on the Welsh Mountain! Family sized house, barn, recroom, garage, hoop building, beautiful landscaping, woods with wildlife. *RARE OPPORTUNITY!*

AUGUST 11 (6PM) - 5325 HAMMOND RD NEW HOLLAND, PA - NATHAN & SADIE RUTH ZOOK
2 Acre Homestead Deluxe! 4 Bedroom, 3 Bath custom- built home with lots of extras.
Large patio, Garden, Horsebarn, pastures, Welsh Mountain Area

AUGUST 12 (6PM) - 8042 BOBS ROAD, FELTON, PA - ERIN McANDREWS
12 ACRE YORK COUNTY FARMETTE! 4 bedroom farmhouse, workshop, spring house, green houses. Secluded Setting!

AUGUST 24 (6PM) - 2571 VALLEY VIEW ROAD, MORGANTOWN, PA - RICK & NANCEE NARANJO
Rare find in Churchtown! 4.6 acres with modern home, horsebarn, pasture, woods, very secluded setting!

AUGUST 25 (6PM) - 111 & 113 WATER STREET, NEW HOLLAND, PA - WESLEY & DEBRA ZEISET
Well maintained home with 4 bedrooms, 3 baths, plus inlaw suite. New 3 car garage.
Very detailed home with secluded backyard and patio area.

★ **AUGUST 27 (6PM) - 475 S COCALICO ROAD, DENVER, PA - DELMAR & ALLISON HUBER**
2.25 acres with detailed rancher, new detached 2 story garage, vegetable garden, creek, great setting!

★ **AUGUST 29 (10AM) - 967 FARMDALE ROAD, MT JOY, PA - CHRISTIAN & MARY STOLTZFOOS**
Your family Farm! 50 acres prime farmland with newer set of buildings. Hard to find acreage!

SEPTEMBER 1 (6 PM) - 285 SCHOOL LANE RD, GAP, PA - ELAM & KATIE ANN LANTZ
Family Homestead! 4-bedroom house, Horsebarn, Garage, Pastures. Beautiful setting with spectacular views!

SEPTEMBER 4 (6 PM) - 254 STREET ROAD, COCHRANVILLE, PA - JIM PRETTYMAN
2 acre country home! Rancher with new roof, good location, great live-in home, or investment opportunity!

★ **SEPTEMBER 15 (6PM) - 5096 OLD PHILADELPHIA PIKE KINZERS PA - CHRIS & ANNE GLICK**
Outstanding Lancaster County Property! Two Separate Houses, Large Pond, Baseball Diamond, and So Much More on 3.43 Acres.

★ **SEPTEMBER 22 (6PM) - 1505 W KINGS HWY, GAP PA - ELAM S. & ANNA MAE RIEHL**
The Buttonton Farm. Approx 40 acres with modern buildings. Prime location!

★ **SEPTEMBER 24 (6PM) - 241 FETTERVILLE RD EAST EARL PA MICHAEL & MARLENE ZIMMERMAN**
Gorgeous Country Home with Incredible Views! House, Garage, Horse Barn, Pasture, and Garden.

OCTOBER 14 (6PM) - 275 RAKERS LN, DORNSIFE, PA - MERVIN & RUTH ANNA GLICK
66 ACRE FARM! 4 bed, 2 bath home, 190 sow farrowing operation. Prime Northumberland County farm at the foot of the mountain.

★ **OCTOBER 30 (3PM) - 126 W NEWPORT ROAD, LITITZ, PA- LEVI & RACHEL STOLTZFUS**
Lititz Home and shop building. 1.75 acres with 3 bed, 2 bath home, new horsebarn and large shop with 16' walls. Home business potential.



AUCTIONS & EVENTS

AUGUST 22 (8:30 AM) 2765 MAHANTONGO CREEK ROAD, DALMATIA, PA - BRUCE & CAROL HOFFMAN ESTATE
Tractor, Attachments, Gators, Golf Cart, Trailers, Books, Household Items.

SEPTEMBER 26 (8AM) - SOLANCO FAIRGROUNDS, QUARRYVILLE, PA - EAST TOOL EXPO
Selling 750+ lots of selected books consignments loaded with rare, hard to find books!! visit our booth and join us for a fun, fast paced auction.

★ **OCTOBER 30 (3PM) - 126 W NEWPORT ROAD, LITITZ, PA- SUPERIOR ROOFING LLC.**
Complete Business liquidation! Roofers buggies, trucks, trailers, lots of name brand tools! A fun Friday evening sale!

DECEMBER 9 (DOORS OPEN @ 2PM) - INTEL INVESTORS SUMMIT AT THE SHADY MAPLE BANQUET HALL
Exciting afternoon & evening with seminars by Damon West and Stephen Yoder. Doorprizes.
Fun & food followed by selling 5 incredible investment properties. Absolutely a DO NOT MISS EVENT. Stay tuned!

★ NEW LISTINGS



INVESTMENTS & RECREATIONAL

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!

JULY 15 (6PM) - 259 A FRAME RD, COUDERSPORT, PA - SCENIC VIEW INVESTMENTS

4 bed, 3 bath Air BnB on 18 acres with private pond, great hunting, and generating incredible income!

SELLS VIA INTEL AUCTIONS PHONE BIDDING!

JULY 16 (6PM) - 3266-3268 N OLD TRAIL, SHAMOKIN DAM, PA - MELVIN & MIRIAM STOLTZFUS

PRIME INVESTMENT WITH ACREAGE! 2 Units, fully updated, backyard deck, off street parking. **SELLS VIA INTEL AUCTIONS PHONE BIDDING!**

JULY 28 (6PM) - 14-16 N KINZERS RD, KINZERS, PA - REBECCA (LEVI) KING

LOCAL 2-UNIT INVESTMENT. Conveniently located along the quiet Kinzers Rd just off of Rt 30. Off street parking, large backyard, long term tenants.

JULY 29 (6PM) - 216 W FULTON STREET, EPHRATA, PA - WESLEY & DEBRA ZEISET

Your Local Investment! 2 unit home with porches, yard area, off street parking, Fully Occupied!

SELLS VIA INTEL AUCTIONS PHONE BIDDING!

AUGUST 13 (6PM) - 670 SUSQUEHANNA TRAIL NORTHUMBERLAND, PA - WILLIAMSTOWN PROPERTIES LLC

5 Unit Apartment, 4 Unit self storage, Commercial Billboard, GREAT INVESTMENT! **SELLS VIA INTEL AUCTIONS PHONE BIDDING!**

AUGUST 14 (6 PM) - 701 W PRINCESS ST, YORK, PA - OAK HAVEN HOLDINGS LLC

York City Investment! 2-unit apartment fully Tenant occupied, Great Return On Investment! Over \$29,000 in yearly income. **SELLS VIA INTEL AUCTIONS PHONE BIDDING!**

AUGUST 19 (6PM) - 5, 11, 13, 15 STOLTZFUS LANE, LEOLA, PA - JOHN & LAVINA SMUCKER

Leola Turn-Key Investment! 2 Separate Duplexes on One Property. Fully Tenant Occupied, Super Investment Opportunity

AUGUST 26 (5 PM) - 216 N FRONT STREET, LIVERPOOL, PA - LIVERPOOL APARTMENTS LLC.

7-Unit Apartment Completely Remodeled - Fully Occupied - Great Investment! **SELLS VIA INTEL AUCTIONS PHONE BIDDING!**

AUGUST 26 (6 PM) - 401-403 N FRONT, STREET, LIVERPOOL, PA - LIVERPOOL APARTMENTS LLC.

9-Unit Apartment Completely Remodeled - Fully Occupied - Great Opportunity **SELLS VIA INTEL AUCTIONS PHONE BIDDING!**

★ SEPTEMBER 23 (6 PM) - 796 PEQUEA AVE, GAP, PA - JACOB ERVIN KING

Prime 4-Unit Investment! Two Houses on One Property, Well Maintained with Recent Upgrades Throughout, Off-Street Parking, Backyard, and Tenant Occupied.

NOVEMBER 11 (6PM) - 1012 NORTH 3RD STREET, HARRISBURG, PA - SARECK PROPERTIES LLC

INCREDIBLE 6 UNIT INVESTMENT! 5, 2 bed 2 bath luxury apartments & 1 commercial restaurant.

Conveniently located close to the state capital. Generating over \$100,000 in yearly income!! Great end of year investment..

SELLS VIA INTEL AUCTIONS PHONE BIDDING!

NOVEMBER 18 (4PM) - 453-455 NORTH 2ND ST, SUNBURY, PA - SARECK PROPERTIES LLC

2-UNIT DUPLEX INVESTMENT! Recent upgrades, tenant occupied. Opportunity! **SELLS VIA INTEL AUCTIONS PHONE BIDDING!**

NOVEMBER 18 (5PM) - 356-358 S FRONT ST, SUNBURY, PA - SARECK PROPERTIES LLC

2-UNIT INVESTMENT! Freshly remodeled, new roof, tenant occupied. Turnkey. **SELLS VIA INTEL AUCTIONS PHONE BIDDING!**

NOVEMBER 18 (6PM) - 418-420 S FRONT ST, SUNBURY, PA - SARECK PROPERTIES LLC

2-UNIT APARTMENT INVESTMENT! Recent upgrades, tenant occupied. Nice Area! **SELLS VIA INTEL AUCTIONS PHONE BIDDING!**

CURRENTLY FINALIZING AD DETAILS FOR THE 5 EXTRAORDINARY SUMMIT PROPERTIES

DECEMBER 9, 2026 (2PM) @ SHADY MAPLE BANQUET CENTER

**CALL FOR MORE INFO OR WATCH FOR COMPLETE DETAILS
IN THE SEPTEMBER REAL ESTATE CONNECTION**

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Daniel King AU006299
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Samuel Stoltzfus AU006482
(717) 371-3010

★ NEW LISTINGS





intel

AUCTIONS LLC

FARM & HOME
DIVISION

Sunrise June 22 2026 5:37 am

