intel INVESTMENTS & RECREATIONAL DIVISION AUCTIONS INC.

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intel AUCTIONS INC. FARM & HOME DIVISION

REAL ESTATE CONNECTION

pictured on the cover:
A highly profitable wedding venue selling at the Intel Investor's Summit.

PAGE 4 IN THIS EDITION:
the full itinerary for the

INTEL INVESTORS summit







ALSO IN THIS EDITION:

- **ATGLEN HOMESTEAD**
  The Thrilling 3 acres that is absolutely loaded. Sells December 4.
  Page 24
- **REAL ESTATE TRENDS:**
  The Hidden Value of a Farmette
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  Steve Co Power - Meet this month's feautured local business.
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- ISSUE 6 -
NOVEMBER 2026

A Word From The Intel Team

Time flies, doesn't it? Next week is Thanksgiving, and then it's opening day of rifle season here in PA. Once those events roll around, we know the end of the year is just around the corner. This fall was absolutely beautiful, with those incredible fall colors and amazing weather to match. We hope you had a chance to enjoy it while it lasted. We're so blessed to live in a place where we can freely worship our Creator and work with our hands to provide for our families. Not every place has it like this, so let's not take it for granted. *"For unto whomsoever much is given, of him shall be much required: and to whom men have committed much, of him they will ask the more." Luke 12:48b KJV.* Next Thursday, as you gather with families and friends for Thanksgiving, take a moment to appreciate what you've been given and blessed with. All the blessings we enjoy come from our Heavenly Father!

In about three weeks, on Wednesday, December 9, we're hosting the first-ever Intel Investors Summit. It'll be at Shady Maple Smorgasbord in East Earl. This is a free event for everyone, and no reservations are needed! Please come early, as seats are limited! We'll have a delicious meal, speakers discussing life and real estate, door prizes, and 5 exclusive investment properties selling live from the event. Come for everything! It's going to be a truly unique evening.

Our team has grown! We're thrilled to welcome Chris Butchkoski and Marlin Rhoads to the team. Chris and Marlin have been a huge blessing, helping with open houses, staffing auctions, and daily company operations.

We'd also like to give a big shout-out to DJ Grick. DJ has been a fantastic blessing to the company. His hard work in website development, property marketing, and technical solutions makes a whole lot of wheels turn. Thanks a bunch, DJ!

This winter, we're excited to keep serving the community with their real estate needs. In October, we had the chance to photograph some properties during the "Fall Shoot Week," and we're looking forward to sharing them with you this coming season.

Feel free to call the team anytime to chat! We're happy to answer any real estate questions you might have.

– The Intel Team

Learn With Intel's Monthly Podcast!

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Sign up or learn more: IntelAuctions@gmail.com • 610-750-2427 • IntelAuctions.com

Whether you are considering an auction property or a traditional private sale, the Intel team is here to help you understand the process, avoid surprises, and move forward with confidence.

Confident Buyers Make Better Decisions

Free Buyer Coaching From The Intel Team

Our team can walk alongside you before the sale to help you understand your options, prepare properly, and feel confident about the buying process. Whether you are considering a farm, home, recreational property, investment property, or vacant land, we are happy to help point you in the right direction.

Even if you're buying a home through another firm, Intel is your trusted resource that helps you make wise real estate decisions.

Sometimes A Simple Conversation Helps

Reach out to the Intel team with your questions anytime.

Call Today: 717-917-5844

THINKING ABOUT SELLING?

OVERWHELMED WITH DECISIONS?

It's Simple to Get Started

WE MAKE THE SELLING PROCESS SMOOTH FROM DAY ONE.
HERE'S HOW IT WORKS:

1. **Schedule**
   A Free Consultation
   717-917-5844
2. **Meet**
   Onsite to Discuss Your Needs
3. **Agree**
   On a Plan That Solves Your Concerns
4. **Relax**
   And Reap the Benefits of a Partner Who Cares

Wednesday, December 9, 2026 - Shady Maple Smorgasbord, 129 Toddy Drive, East Earl, PA

INTEL INVESTORS *summit*

You are invited!

We are excited to invite you to the first ever Intel Investor's Summit, an event for the community! You do not want to miss this one-of-a-kind event that will have something for everyone. There will be a free Shady Maple buffet on Intel, speakers sharing life stories & experiences, door prizes, and a real estate auction filling the afternoon and evening. It's a **first come, first serve** kind of event with no reservations required so mark your calendars and **come early as seating is limited.**

The dual combination of speakers you will not soon forget. **Damon West**, an internationally recognized speaker, will give us a whole hour of his time to share his life changing story of redemption. Immediately following Damon, you will hear from **Stephen Yoder** who is with Kauffman Realty from Ohio. From real life experiences, Stephen will share ROI and budgeting strategies that anyone interested in real estate investing can learn from.

At 6 pm the main event of the evening will take place! **We are offering 5 exclusive investment properties to the public live from the banquet hall at Shady Maple.** There is a wide range of investment opportunities making this appealing to both the first time investor looking to get started and the experienced investor looking for the next heavy hitter. Hunting land, apartments, an Air BnB, a business opportunity, and a profitable wedding venue make this a don't-want-to-miss kind of slate. Come for the real estate, come for the food, come for the speakers, come for the fun, come for it all!

ORDER OF EVENTS

1:00 | Doors open

3:00 | Speakers
Damon West: 3:00
Stephen Yoder: 4:00

5:00 | Free Supper
Shady Maple Smorgasbord courtesy of Intel Auctions.

6:00 | Real Estate
#1 - The Riverfront Serenity Lodge
#2 - Income Powerhouse
#3 - Sacred Oaks Vista
#4 - Cash Flowing 3-Unit Apartment
#5 - The Spendid Juniata 400

8:00 | Door Prizes
Rocket Grill
360 Hunting Blind

The event will be wrapping up around 8:30 pm

A NIGHT TO *remember*





DAMON WEST

Damon West holds a master's degree in criminal justice and is an internationally recognized keynote speaker and four-time bestselling author. A former Dallas crime boss sentenced to life in prison for organized crime, Damon's story is one of redemption. At 20, he was a starting Division I quarterback at the University of North Texas before a career-ending injury led to struggles with drugs. After graduating, he worked in Congress and trained as a stockbroker at UBS, where he was introduced to methamphetamine. His addiction ultimately harmed many lives and led to incarceration. During more than seven years in prison, a pivotal conversation sparked a spiritual awakening. Now on parole in Texas until 2073, Damon shares a message of redemption, resilience, and hope.

STEPHEN YODER

Helping families build wealth through real estate is at the heart of Stephen Yoder's work. An auctioneer, realtor, and investor, he brings nearly 20 years of business and sales experience, including 14 years as a professional auctioneer selling real estate and at horse sales and 4 years as a licensed realtor. An investor himself of both short-term and long-term rentals, Stephen understands the opportunities and responsibilities of investing. He is especially passionate about long-term rental properties and follows an investment philosophy strongly influenced by the book, *The Slight Edge*: small, disciplined decisions made consistently can lead to meaningful results over time.

SPEAKERS

intel AUCTIONS FARM & HOME DIVISION

intel AUCTIONS INC. A Better Auction Experience

intel AUCTIONS INVESTMENTS & RECREATIONAL DIVISION

Contact us with any questions you may have, we are a phone call away.

Daniel King AU006299
(717) 917-5844

Joel Yoder AU006463
(610) 750-2427

Henry Kauffman Jr. AA019894
(717) 799-4264

Samuel Stoltzfus AU006482
(717) 371-3010

DOOR PRIZES

360 Hunting Blind w/ 8' Stand



- *Winners will be announced after the real estate auction at approximately 8:00 pm.*
- *1 entry per person.*
- *Must be present to win.*

Rocket Grill





BEVANDA

3 GAL DRINK DISPENSER

As a token of appreciation, we will be giving a free Bevanda 3 gallon drink dispenser to every buyer and seller at the Intel Investor's Summit.

Everyone who bids on a property at the Intel Investor's Summit will receive a free 20oz Bevanda tumbler

thank-you to our EVENT SPONSORS

GLICK, GOODLEY, DEIBLER & FANNING LLP
Attorneys Ashley A. Glick, Samuel A. Goodley III, Patrick A. Deibler & Thomas A. Fanning

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STOLTZFUS
FORESTRY

360 HUNTING BLINDS

THE summit

where it all comes together.

Your opportunity to bid on 5 exclusive investment properties sell at LIVE AUCTION.

Selling at the

INTEL INVESTORS summit

Shady Maple Smorgasbord and Banquet Hall
Wednesday, December 9, 2026 - doors open @ 2 PM

entry 1



4.86 ACRES

FULLY FURNISHED

- Wraparound deck overlooking the water.
- Deck with patio furniture.
- Deluxe kitchen with peninsula - fully stocked.
- Coffee bar and espresso machine.
- Master bed with direct access to deck.
- Elegant spiral staircase.
- Downstairs features:
  - *Kitchen and den - stocked.*
  - *Master bed with walk-in shower.*
  - *Sliding barn doors and exposed beams.*
- 2 fridges, range, dishwasher.
- Washer and dryer.
- Central heating and cooling.
- Wifi on site.
- 2 propane tanks.
- Hot tub on deck overlooking river.
- Blackstone griddle.
- Campfire area beside river.
- Quiet paved road, ideal for biking!

THE RIVERFRONT SERENITY *Lodge*

Here is your weekend destination! This investment property comes fully furnished and ready for you to enjoy! Tastefully decorated, this home along the Susquehanna River is ideal for group hosting or a 2 couple retreat as the home has two living spaces. The river views from the wraparound deck will not disappoint!

Are you looking for a great vacation spot that doubles as an Air BnB investment with a great return? This one fills that ticket. **Young boys, team together and INVEST!** Air BnB hosts are already in place, the hard work is finished. Watch your investment create an immediate return!

STARTING BID: $375,000
INITIAL INVESTMENT: $55,000
SETTLEMENT: on or before February 5, 2027
SELLERS: Homes Of Paradise LLC

PROPERTY LOCATION:
6140 River Drive, York, PA
(York County)
Live auction to be held at
the Intel Investors Summit

Call the Intel Team:
Joel Yoder AU006463
(610) 750-2427
Daniel King AU006299
(717) 917-5844
Henry Kauffman Jr. AA019894
(717) 799-4264
Samuel Stoltzfus AU006482
(717) 371-3010

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Riverside views













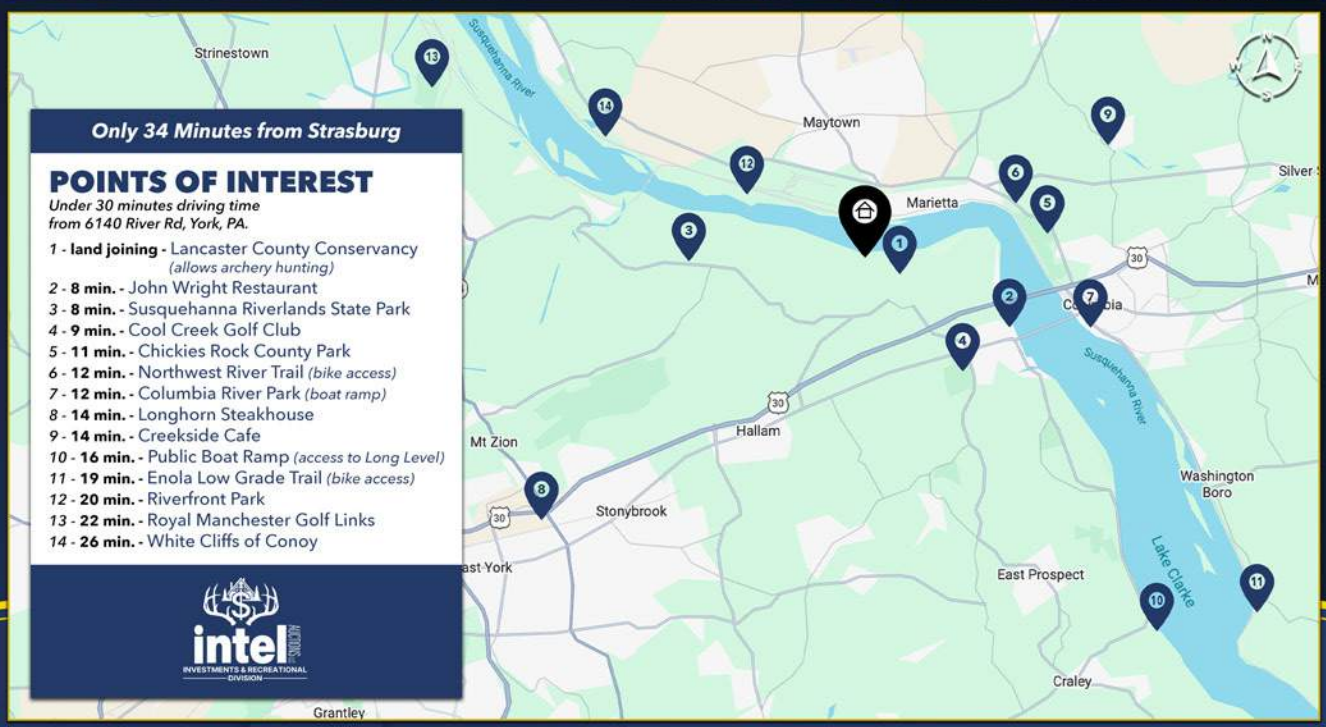

Only 34 Minutes from Strasburg

POINTS OF INTEREST

Under 30 minutes driving time from 6140 River Rd, York, PA.

1 - **land joining** - Lancaster County Conservancy *(allows archery hunting)*
2 - **8 min.** - John Wright Restaurant
3 - **8 min.** - Susquehanna Riverlands State Park
4 - **9 min.** - Cool Creek Golf Club
5 - **11 min.** - Chickies Rock County Park
6 - **12 min.** - Northwest River Trail *(bike access)*
7 - **12 min.** - Columbia River Park *(boat ramp)*
8 - **14 min.** - Longhorn Steakhouse
9 - **14 min.** - Creekside Cafe
10 - **16 min.** - Public Boat Ramp *(access to Long Level)*
11 - **19 min.** - Enola Low Grade Trail *(bike access)*
12 - **20 min.** - Riverfront Park
13 - **22 min.** - Royal Manchester Golf Links
14 - **26 min.** - White Cliffs of Conoy

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Disclaimer: All locations and travel time to locations are approximates.

Selling at the

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entry 2



5 SOURCES OF MONTHLY INCOME!!

- CRISP & FOLDED LAUNDROMAT
- SQUEAKY CLEAN CARWASH
- THE RENTAL HOME
- EPHRATA AUTO SHOP
- THE FOOD COURT

1.32 ACRE COMMERCIAL LOT



income POWERHOUSE

PROPERTY LOCATION:
300 N Reading Rd, Ephrata, PA
(Lancaster County)
Live auction to be held at the Intel Investors Summit.

STARTING BID: $675,000
INITIAL INVESTMENT: $95,000
SETTLEMENT: on or before February 5, 2027
SELLERS: New Life Holdings LLC

Call the Intel Team:
Joel Yoder AU006463
(610) 750-2427
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(717) 371-3010

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at *intelauctions.com*

GENERATING ALMOST $15,000 MONTHLY INCOME



CRISP & FOLDED LAUNDROMAT

- Modern laundromat.
- Remodeled in 2023.
- Elegantly finished.
- Clean and spacious.
- 17 washers, 18 dryers.
- Brand new in 2025.
- Coin or app payments.
- Soap vending machines.
- Snack vending machine.



SQUEAKY CLEAN CARWASH

- 3 bay carwash.
- Pay with coins, card, or app.
- Easy to track and manage.
- Monthly subscriptions in place.



THE RENTAL HOME

- 3 bedroom, 1 bath.
- Wrap around kitchen w/ peninsula.
- S.S. stove and fridge.
- All vinyl windows.
- New flooring and paint in 2020.
- Electric baseboard heat.
- Great tenants, on time payments!
- Tenants do small maintenance on premises.



EPHRATA AUTO SHOP

- Tenant leased.
- Auto repair bay.
- Utility room.
- Natural gas heat.
- Second floor:
  - *Unfinished, lots of potential.*
  - *Self storage rental.*
  - *Convert into apartment.*



THE FOOD COURT

- Great income with no investment!
- Mexican food trailer.
- Puerto Rican food trailer.
- Potential for more trucks.
- A new seating area along creek could bring huge benefits!

Get invested in the highly profitable laundromat and carwash industry! This cash cow is generating almost $15,000 a month with potential to expand! The newly renovated laundromat features brand new commercial grade washers and dryers, all managed by DexterPay tracking systems.



Selling at the

INTEL INVESTORS summit

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entry 3



45.71 ACRES

SACRED OAKS VISTA

INCOME GENERATING WEDDING VENUE | PRIME HUNTING | COMPANY PICNICS

ONE OF A KIND WEDDING LOCATION

THERE'S A DIFFERENCE! Used primarily as a wedding venue for the past years, Sacred Oaks Vista has experienced significant growth every year with 2026 income already over $90,000 with minimal expenses. The pavilion is strategically setup to accomodate weddings with a large open floor plan, a full kitchen area, and modern men's and women's restrooms. The bridal preparation house comes fully furnished with modern appeal. Also included in the sale: The wedding business website, facebook page, and bank account with the down payments for 2027 (which as of 9/1, it has over $25,000 and counting in bookings), round tables for wedding receptions, and lots of decor including flowers, rustic furniture, and more. The ball diamond was just installed in the summer of 2026 with the thought of renting it out for company picnics thru the week. The pavilion also offers plenty of room for games such as pickleball. ***This is a prime business oppurtunity!***



STARTING BID: $550,000
INITIAL INVESTMENT: $65,000
SETTLEMENT: on or before February 5, 2027
SELLERS: Trail Ridge Holdings LLC

PROPERTY LOCATION:
2073 Seely Run Road, Jersey Shore, PA
(Lycoming County)
Live auction to be held at the Intel Investors Summit.

Call the Intel Team:
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Call Henry for complete auction Brochure
(717) 799-4264

View more photos
at *intelauctions.com*









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.

Selling at the

INTEL INVESTORS summit

Shady Maple Smorgasbord and Banquet Hall
Wednesday, December 9, 2026 - doors open @ 2 PM

entry 4



3 Units | Recently Updated
Professionally Managed | Low Maintenance

PROPERTY LOCATION:
509, 509A, & 511 Burke St, Jersey Shore, PA
(Lycoming County)
Live auction to be held at the Intel Investors Summit.

STARTING BID: $150,000
INITIAL INVESTMENT: $30,000
SETTLEMENT: on or before February 5, 2027
SELLERS: Twin Oaks Investments

OPEN HOUSE:
Call Henry Kauffman to schedule your showing.
717-799-4264

cash flowing 3-UNIT APARTMENT

Are you looking for a cash flowing, low maintnence investment? ***We found it***, a nice 3-unit located in a great area close to Giesinger hospital and plenty of other jobs. Recent updates to the 3 unit apartment includes a new kitchen, remodeled bathroom, interior partially repainted, and 2 of the units have brand new washers/dryers. Professionally managed by one of the most aggressive property management companies in the area making it a stress free investment for many years.

Call the Intel Team:

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Joel Yoder AU006463
(610) 750-2427
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Selling at the

INTEL INVESTORS summit

Shady Maple Smorgasbord and Banquet Hall
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entry 5

405 ACRES

- 4 acres of food plots.
- 3 Hunting blinds setup for trophy hunting.
- 30 x 48 garage (new in 2022).
- Excellent wildlife habitat.
- Untapped potential.





THE SPLENDID JUNIATA 400

PROPERTY LOCATION:
2067 & 2174 State Rt 35, East Waterford, PA
(Juniata County)
Live auction to be held at the Intel Investors Summit.

STARTING BID: $650,000
INITIAL INVESTMENT: $65,000
SETTLEMENT: on or before February 5, 2027
SELLERS: Sunny Ridge Acres LLC

405 acres of prime recreational land in a prime location, offering 5 food plots, 3 hunting blinds, tree stand, and a 30x48 garage new in 2022. Also included is a seperate 2 acre parcel with an older house in need of TLC. The 2 acre parcel would be a prime location to build your dream hunting cabin as sewer, water, and electric are already in place giving you a great head start for your building project. This property has a lot to offer with a variety of mountain ground and some nice level areas. There are miles of atv trails and it's setup for years of productive hunting. Be sure to join us at the open house for ATV tours and to explore the property for yourself.

Call the Intel Team:
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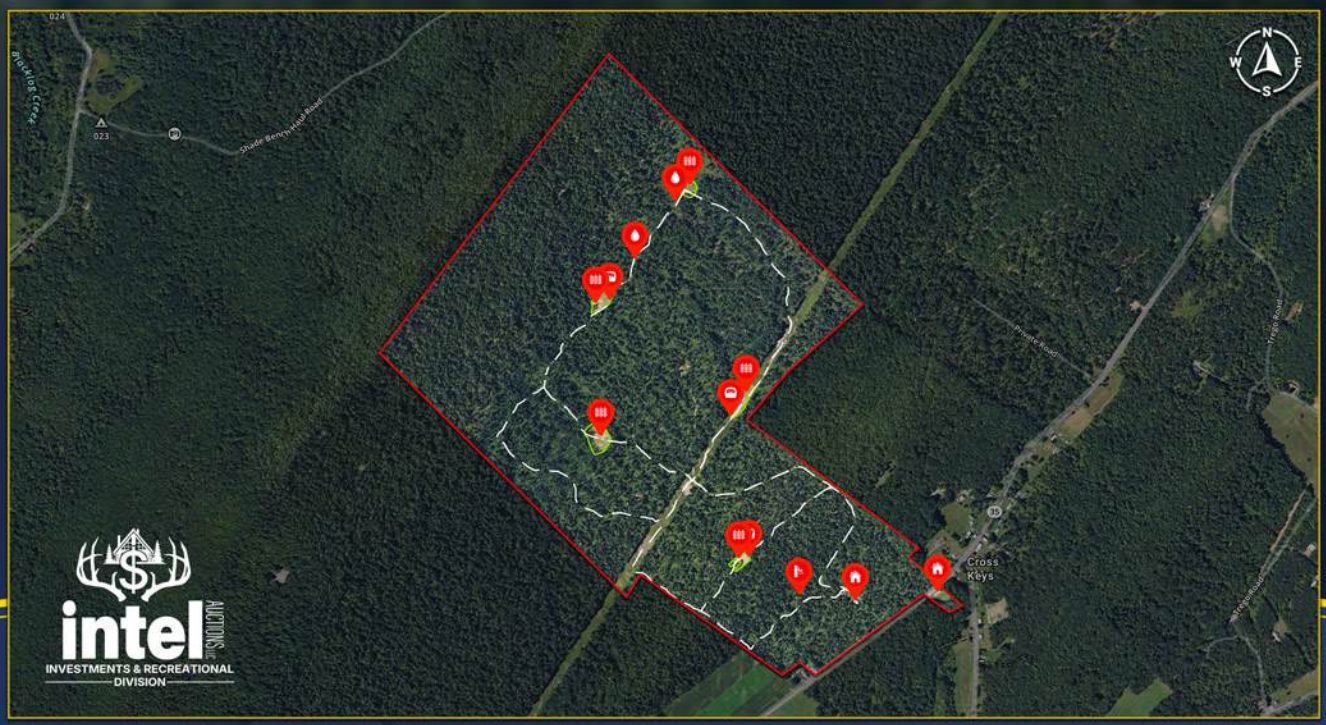

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Business Spotlight

THE YEAR 1990

The shop door was wedged open. The familiar but bitter scent of old motor oil hung in the air. On the bench, the tin was off a Wisconsin engine, and Steve worked a bolt that did not want to give, but he did not rush it. A neighbor waited just inside the door, hat turning in his hands. He wanted that engine back on the baler before this season's cutting got away from him. By the parts shelf but out of the way, two boys were quietly peeking. Their eyes stayed on their father's hands as he worked with the engine. While still in earshot, the boys heard their father tell the man what the job would cost before he promised a completion day. One boy shifted his weight. He could already see himself on that side of the bench. Not today, but someday the shop would be theirs. They would have to decide, with a neighbor standing there, whether the work would be finished the way they had watched it started.

HOW IT ALL BEGAN

Lee sat down with me and told the story of how it started. Steve opened a farm equipment shop in Lancaster County and called it Steve's Engine Service Company. At that time there was an engine on just about everything, and a lot of them were Wisconsins. His business model was simple: buy them used, fix them, sell them back. If there was equipment with an engine on it they had probably worked on it. Later, one at a time, the sons began to get involved in dad's work. Lee stayed with the older engines for a long time—the Wisconsins and the balers. Mel focused on servicing electrical power and air compressors, welding a skid so one engine could run more than one job at a house. Later, Manny would come on board for mowers and the equipment people use around the yard. Manny represented a big turning point for the family, because the old farm engine work had begun to thin. One engine was covering more jobs than before, and there was not enough of Dad's original work left for all of them. Something had to give. Then there was David, the youngest. He managed the parts and kept them moving so the engines and new mowers could keep moving too. While his brothers stayed under the machines, he was the one who knew which box held the bolt that would finish the job. Lee is not the extrovert. He'd tell you that himself. They saved the talking for David. Next time you're in the shop, ask one of the brothers how David found his debut as a local celebrity.



The old shop.

HOW THEY WORK

Dad fixed things the way his generation did, and people trusted him for it. When a machine quit, you brought it to the shop, he put it right, and he handed you a fair bill. They paid, because they knew the work had been done. The sons took charge and didn't aim to change the kind of relationships their father nurtured. They adapted to the way business was changing by telling a customer the cost upfront, before the job was even started. That was all the next generation asked for. When a customer asks what sets SteveCo Power apart, ***Lee's answer is simple. "No surprises," he says. "People hate surprises when it comes to money."*** With the work having grown past the words on the old sign, and familiar faces and customers needing to know it was still the same family, they thought about rebranding. "We tried to get a naming company to come up with something good. It was a disaster." Lee says. "They wanted Rapid Rabbit, Frinklies… We told them it has to be basic and simple. We want people to know it's Steve's Engine Service company so we went with SteveCo Power. We wanted just SteveCo, but that was taken." The door now reads SteveCo Power. Same family. A name that still carries weight with the farmers and homeowners who already knew them.





THE NEW DOOR OPENS

Officially opened on January 2, 2022, the new shop opened with two people. Lee served the customers, Manny fixed. Which in those days meant Manny fixed most of it. If you walked in, that was the whole shop. Dad was still up the road in the farm equipment shop. Mel was up there with him for another year or so, putting engines to work on air compressors and backup power. David was tasked with keeping parts moving between the two places. Now there are 15 employees who share the load, enough to serve all your needs. I asked Lee what was most unique about the shop culture. “The majority of our employees are current or former business owners,” he said. The shop has become a place of self-starters—people who already understand what it takes to do the work right and stand behind it. The brothers do not always agree on everything. Yet they still live a few driveways apart, have different responsibilities, and at family get-togethers still end up talking about the shop when they meant to talk about anything else. That mix of independent thinking has turned into people who own their jobs. That’s what lets the place keep standing even during a two-week vacation. The team joins hands and the work gets done, even when a key employee takes two weeks off.

HOW A BUSY MAN DELEGATES THE LAWN

He is already dressed when the first light reaches the kitchen. The robotic mower has been moving since before he woke, giving steady passes on the far side of the house, then turning and making evenly spaced stripes as it turns. Coffee goes into the travel cup. He stands at the counter long enough to take one swallow, take a deep breath, and set the lid. The crisp morning air carries the scent of freshly cut grass as he begins the walk to the truck. He sees the mower crossing the open stretch, the fresh lines clean behind it, the uncut section still ahead. He slows half a step, watches it reach the edge and turn, then keeps going. The job will be finished before he is home. He opens the truck door, sets the cup in the holder, and pulls out. He does not look back. The yard no longer needs him. The shop that set up the mower is a full-service place for farmers and homeowners. If it stops running, SteveCo Power comes and picks it up. Before winter, SteveCo Power will pick it up, change the blades, and store it until spring. “We were hunting for a good robotic mower when we started SteveCo Power,” Lee said. “This year we sold over four times the mowers we did last year.” While the popularity of the robotic mower has skyrocketed over the recent years, SteveCo Power also has a full lineup of mowers for those individuals who still love the therapeutic aspect of mowing their own lawns. They are committed to providing service and a full lineup of lawn mowing equipment to both businesses, farmers, & home-owners alike. Finally I asked him what makes it all possible. What drives you forward? “Faith,” he says. “There is no other way we know to run the place.” What comes in goes back into the building, the people, and a neighbor having a hard year.

STEVECO POWER

COUNT ON IT

Reliable equipment. Less downtime. Better results. Whether it’s your backyard or your business, the right equipment makes all the difference.

Give us a call! A voice answers faster than the website.

(717) 768-7669 (call or text) **- stevecopower.com**

195 Osceola Mill Rd, Gordonville, PA, 17529
Mon - Fri, 7am - 5pm | Saturday, 7am - 11am | Sunday, closed



Robotic Mower



Main Street Deluxe

November 30 @ 4PM - 6247 Main Street, Honey Brook, PA



SELLER:
Samuel Jr & Anna Mary Kauffman

OPEN HOUSE:
October 31 (10am-12pm) &
November 13 (4pm-6pm)

INITIAL INVESTMENT:
$40,000 (due day of sale)

STARTING BID:
$275,000

SETTLEMENT:
on or before January 29, 2027

FEATURES

1.21 Acres *in the town of Cambridge. This property is well-kept and has all the perks! Selling in one of the hottest real estate zones in the county!*

Country Home

- 3 bed, 2 bath.
- Space optimized kitchen.
- Dining room overlooking back yard.
- Living room with large windows overlooking bird feeders in the front yard.
- Propane hot water heater.
- Fully wired off solar. Grid backup.
- Reverse osmosis.
- Attached large garage.
- Partial remodel in 2020.
- New roof in 2025.
- New laundry room.
- Finished basement:
  - *Potential in-law suite.*
  - *Spacious.*
  - *Fireplace.*
  - *Full kitchen.*
  - *1 bath.*
  - *Office space.*

The Barn

- 4 spacious horse stalls.
- Pasture access from barn.
- Outside manure storage bay.
- 2 - 12' wide overhead doors
- Temp controlled whelping room.
- Workshop area.
- Fully wired.

Outdoor Living

- Secluded back yard.
- Beautiful deck.
- Tree lines offering privacy.
- Gazebo & pergola
- Large, established garden.
- Established shrubbery and flower beds.
- Established raspberries and strawberries.

The Perks

- Quiet neighborhood.
- Paved entrances to Main St and North St.
- Country setting.
- Hard work is done.
- Large Solar System.
- Propane Tank.

Call the Intel Team:
Daniel King AU006299
(717) 917-5844
Joel Yoder AU006463
(610) 750-2427
Henry Kauffman Jr. AA019894
(717) 799-4264
Samuel Stoltzfus AU006482
(717) 371-3010

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Mohnton Home and Shop

Prime Acreage Bordering State Game Lands!



AUCTION
Tuesday, Dec. 15 @ 4 PM

OPEN HOUSES
Nov. 16 @ 3–5 PM
Dec. 5 @ 10–12 AM

ADDRESS
1260 Maple Grove Rd
Mohnton, PA 19540

STARTING BID $275,000 • INITIAL INVESTMENT $45,000

A newer shop, a comfortable home and 3.07 acres next to State Game Lands – built for a contractor, hobbyist or hunter.

The 40x60 Shop

- 16-Foot Walls, 21 Ft to the Peak
- Two 12×12 & One 9×9 Doors
- Well Insulated + Propane Heater
- 14×23 Horse Stall
- Mezzanine with Stairs
- 1,000 Gal. Propane Tank Stays

The Home

- 3 Bedrooms, 2 Full Baths
- Large Glass Sunroom
- Rear Decks
- Central Air & Oil Heat
- Generator Transfer Switch

The Land

- 3.07 Acres
- Borders State Game Lands
- More Game Lands Across the Road
- Stone Drive Wraps the Shop
- Room for Trucks & Trailers

Sellers: Paul & Fannie Stoltzfus · Settlement on or before Jan. 29, 2027 · Initial Investment due day of sale

Call the Intel Team:
Daniel King AU006299
(717) 917-5844
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(717) 799-4264
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Modern Home on the appealing Welsh Mountain!



THE HONEYBEE Nook

Newly Remodeled Home
Elegant & Homey

- Open floor plan - *Great for hosting!*
- Kitchen with lots of natural light.
- Granite countertops.
- Living room with bay windows.
- Spacious laundry/mudroom.
- Upstairs family room.
- 5 bedroom, 2 baths.
- Master bed with attached nursery.
- Radiant floor heat.
- All vinyl windows.
- Fully wired- 200 A.
- Full walkout basement.
- Carriage room and garage.

The Sizzle on the Steak

- Woods with foodplot.
- Private backyard deck.
- Countryside views.
- Vegetable garden.
- Raspberries, strawberries.
- Apple, pear, cherry trees.
- 1000 gal. propane tank.
- Dog kennel/chicken shed.
- Complete water system.
- Paved driveway.

Horse Enthusiast's Bonus

- 2 stall horsebarn new in 2021.
- Feed and tackroom.
- 12' convenient overhang.
- Horse pasture.
- Potential large barn permits.
  ask for details

1.84 ACRES
AUCTION: December 2 @ 4PM
free pizza and preview at 3:30PM
OPEN HOUSE: October 15 & November 17 (4-6PM)
SELLER: Melvin & Miriam Stoltzfus **LOCATION:** 5268 Diem Rd, New Holland, PA
INITIAL INVESTMENT: $55,000 (due day of sale) **STARTING BID:** $375,000
SETTLEMENT: on or before January 18, 2027

Call the Intel Team:
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PRIME SPOT FOR YOUR OWN HONEYBEES!!

Beilers Fruit Farm is within easy flying distance for your bees.







Highlight

Completely modernized in 2021, this home will be low maintenance for years!

The Thrilling 3 Acres

A Beautiful Homestead in Atglen



Auction: December 4 @ 4 PM
Open House: October 27, 4 - 6 PM
November 18, 4 - 6 PM

715 Fallowfield Rd
Atglen, PA 19310

Sellers: Joseph & Annie Smucker
Settlement on or before February 1, 2027
Initial Investment $65,000 due day of sale.
Starting Bid: $425,000

This Property is Absolutely Loaded with detail that holds a Peaceful atmosphere that no other Real Estate has to offer!

4 Bedrooms, 3 Baths
Brilliant Kitchen new in 2021
Exposed Beams and Stone Walls
Refinished Hardwood Floors
Family Room With Cathedral Ceiling
2 Full Baths in 2nd Floor
Plenty of Closet Space
House is Fully Wired
Laundry room with Back Porch

2 sets of Double Doors
Large Front Porch with Roof
Porches new in 2020
Large Garage with workbench
Basement with large Fireplace
Mancave just Refinished
Beautiful Stone Patio
ASI Solar System new in 2020
9 Panels, 48 volt system

48x52 Bank Barn with 3 Floors
In Great Condition
2 Large Horse Stalls
Extra Large Forebay
New Rec-Room In 2025
Brand New Hardwood Floor
Amazing Space For Hosting
Shop with work bench and shelves
Incredible Stonework and Hardscaping

The Lovely Outdoors

Blacktop Driveway new in 2022 • Large Horse Pastures • Extra Large Camping area and Playground • Swimming Pool With Deck and privacy Fence • Unique Landscaping • Productive Vegetable Garden • Beautiful Raspberry Bushes Raised Beds • Flower Gardens • Garden Shed • Lots of Nice Flowering Trees • Mature Shade Trees • Evergreen Trees Lots of Yard Space • Nice Level country property

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0.98 acres - December 17 @ 6PM - 198 Country Club Rd, Coatesville, PA 19320

THE COATESVILLE NEST

DWELLING

- 3 bed, 2 bath.
- Living room with fireplace.
- Dining room with large window to backyard.
- Walkthrough kitchen with ample cabinet space.
- Porch room / sunroom with wood stove and large sliding doors to backyard.
- Spacious front porch.
- 1 car garage.
- Basement cellar area with access from outside and inside
- Full set of appliances.
- Washer & dryer.
- Oil furnace.

HIGHLIGHTS

- Large backyard bordering woods & famland.
- Trees on 3 sides - lots of summer shade.
- Quiet neighborhood. • In-Ground pool *(needs TLC).*
- Paved Driveway. • Garden Shed.

Intel Phone Bidding Auction

- Starting Bid: $175,000
- Call auctioneers to inquire on current bid status.
- Bid from the privacy of your home.
- Bid as often as desired.
- Bidding ends on December 17 @ 6PM

SELLER: Robert Turnkey & Linda Temple. **OPEN HOUSE:** November 19 & December 3 (3pm-5pm).
INITIAL INVESTMENT: $30,000 (due day of sale). **STARTING BID:** $175,000. **SETTLEMENT:** on or before February 12, 2027.

Call the Intel Team:
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Gault Road Gem

672 Gault Rd, Gap, PA 17527 · Salisbury Township



1.04
ACRES

3
BEDROOMS

27x30
HEATED GARAGE

A comfortable 3-bedroom home on 1.04 acres in Salisbury Township, with one-floor living, a bright bay-window living room, oak kitchen cabinets, central air and a finished basement with a coal stove. Out back: a deep, open yard and a 9×24 shed – plus a 27×30 heated garage with two back rooms for the hobbyist.

LIVE AUCTION
Monday, Dec. 21 @ 4 PM

OPEN HOUSES
Mon. Nov. 23 & Dec. 7, 3–5 PM

STARTING BID · INITIAL INVESTMENT
$250,000 · $35,000

Seller: Janet Welsh · Settlement on or before Feb. 19, 2027 · Initial Investment due day of sale

Call the Intel Team:
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Gorgeous Gordonville Farm

A Homesteader's Dream on 42 Acres

AUCTION
Dec. 30 @ 4 PM
Pizza & Fries @ 3:30 PM

OPEN HOUSES
Nov. 9 @ 3–5 PM
Dec. 12 @ 10–12 AM

ADDRESS
98 Old Leacock Rd
Ronks, PA 17572

Sellers: Ivan & Linda Lapp
Settlement on or before Feb. 15, 2027
Initial investment $100,000
due day of sale
Starting Bid: $750,000

A wonderful opportunity to own a beautiful working family farm in Gordonville on 42 acres, including attached in-law quarters with separate driveways. This farm is located right at the corner of Old Leacock Road and Harvest Drive, providing an ideal location for a retail produce store. The beautiful lay of the land and all the pastures make this the perfect farm to raise produce, beef and horses – offering an endless amount of potential with all the buildings included.

Want every detail? Call Joel for a complete auction brochure

Call the Intel Team:
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In-Law Quarters



30x45 In-Law Horse Barn



52x90 Bank Barn



25x68 Beef Barn



28x64 Barn & Rec Room



30x48 Warehouse & Office

intel AUCTIONS LLC
FARM & HOME
DIVISION



MONDAY
Dec. 28
4 PM

White Horse Modern Homestead

A Recently Updated House and Barn

4	2	30x48	0.72
BEDROOMS	FULL BATHS	HORSE BARN	ACRE

The Home

- ✓ Kitchen & Baths Redone in 2023
- ✓ New Dormer, Doors & Flooring
- ✓ Wormy Maple Cabinets
- ✓ Mudroom with Laundry
- ✓ Separate Office Nook
- ✓ Basement with Canning Cellar

The 30x48 Barn

- ✓ Built in 2015
- ✓ Fully Finished Second Floor
- ✓ Horse Stalls & Feed Room
- ✓ Carriage Storage
- ✓ Kitchenette
- ✓ Covered Porch

The Property

- ✓ Delux Solar System
- ✓ Flower Gardens & Raspberries
- ✓ Concord Grapes
- ✓ Patio with Pergola & Fire Pit
- ✓ 7×12 Garden Shed
- ✓ Ample Parking

OPEN HOUSES
Tuesday, Nov. 24 & Monday, Dec. 14 · 3–5 PM

LOCATION
112 Meetinghouse Rd, Gap, PA 17527

STARTING BID $375,000 · INITIAL INVESTMENT $50,000

Sellers: Amos Earl & Mandie Stoltzfus · Settlement on or before Feb. 25, 2027 · Initial Investment due day of sale

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REAL ESTATE TRENDS

The Hidden Value of a *Farmette*

Two properties can have the same number of acres and still have very different value.



Pictured: 715 Fallowfield Rd, Atglen · 3.2 acres · Auction Dec. 4 · See page 24

In Lancaster County, a small farmette often appeals to buyers because it offers something larger properties do not always provide: flexibility. A well-laid-out property can meet a family's needs today while still leaving room for tomorrow.

Economists sometimes call this option value. The more useful choices a property gives its owner, the broader its appeal can become. Buyers are not only looking at acreage, square footage, or the number of outbuildings. They are also asking whether the property gives them room to adapt as their family, work, and plans change.

That is one reason a modest property can sometimes bring a surprisingly strong price. The value may be in the relationship between the pieces: how the buildings sit, how easily the property functions, whether there is room to expand, and whether the land can continue serving the family in new ways over time.

Of course, zoning, deed restrictions, access, utilities, and permitted uses still matter. But when those pieces line up, a farmette can become more than a place to live.

It can become a property that keeps proving useful.

Sometimes the hidden value of a farmette is not what it does today, but how many possibilities it leaves open for tomorrow.

QUOTE OF THE MONTH

"Gratitude can transform common days into thanksgivings, turn routine jobs into joy, and change ordinary opportunities into blessings."

– William Arthur Ward

CHUCKLE OF THE MONTH

Two college friends, a southern farm boy and his friend from New York City, were driving through South Carolina to visit the country boy's family for Thanksgiving. Passing through the rural countryside, the friend from New York City had lots of questions, as this was all new to him. He studied the passing landscape with a worried look. "How's the economy down here? I see some areas built up, but there are these long gaps between them." The country boy thought a moment, then answered, ***"Down here, we call those 'gaps' farms."***

Bible Trivia!

Grab your Bible and your family, then answer the question for your age group!

AGES 5–10

FOR OUR YOUNGER READERS

Who was the left-handed man God used to free Israel from the Moabites?

Hint: We won't 'judge' you, but he might. 😂





AGES 11–15

THE BIG CHALLENGE

Who was the chief of the three mighty men of David?

HOW TO ENTER: Send your answer with your name, age & town to Bible Trivia, **1695 Beaver Dam Road, Honey Brook, PA 19344** or **IntelAuctions@gmail.com**. One winner drawn from each age group — answers must be correct to qualify!



THIS MONTH'S PRIZE: **An Adams Synchronological Chart — it folds up into a book and opens into 6,000 years of history on one giant timeline!**



Unfolds to over 23 FEET long!

Congratulations, Winners!

Ages 5–10: Kailah Shertzer, age 8, Conestoga, PA
Ages 11–15: Eli Stoltzfus, age 12, Honey Brook, PA

OCTOBER'S HISTORY TRIVIA ANSWERS

Ages 5–10
1. George Washington
2. Thomas Edison
3. July 4th

Ages 11–15
1. The 13 original colonies
2. Abraham Lincoln
3. France



A gift from France!



Invest – Improve – Grow

Prime Investment in an Upscale Neighborhood · In Need of Upgrades

Bidding Ends: Nov 23 @ 6 PM
Open House: Nov 5, 4 - 6 PM

53 Logging Rd
Leola, PA 17540

Sellers: Christ & Sadie Lapp
Settlement on or before January 7, 2027
Initial Investment $30,000 due day of sale.
Starting Bid: $175,000

1 · INVEST
✓ Starting bid $175,000
✓ Phone bid — bid from home
✓ Public water, sewer, and gas
✓ 200-amp electric
✓ Great for Flip or Rental
✓ Upscale neighborhood

Put your Money To Work

2 · IMPROVE
□ New rear deck
□ Repair garage doors
□ Paint & cosmetic updates
✓ Done: new central A/C (2026)
✓ Done: sewer line cleaned (2026)
✓ Hardwood floors upstairs

Forced Appreciation Opportunity!

3 · GROW
✓ Mature oak-shaded lot
✓ 3 bedrooms + bonus room
✓ 2 full baths
✓ 2 fireplaces · 2-car garage
✓ Lots of living space
✓ Reap benefits from added value

Diversify Your Portfolio

INTEL PHONE BIDDING AUCTION
STARTING BID: $175,000
CALL AUCTIONEERS TO INQUIRE ON CURRENT BID STATUS
BID FROM THE PRIVACY OF YOUR HOME
BID AS OFTEN AS DESIRED | BIDDING ENDS ON NOV 23 @ 6PM

Call the Intel Team:
Daniel King AU006299
(717) 917-5844
Joel Yoder AU006463
(610) 750-2427
Henry Kauffman Jr. AA019894
(717) 799-4264
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151 acres *designed and approved by Don Higgins*



The *Ultimate* HUNTING RESORT

November 25 @ 5PM - 1450 Bailey Creek Rd, Millerton, PA

Hunters check in! Here is a 151.17 acre hunting property featuring a brand new 16x40 cabin and lots of quality wildlife habitat. The cabin has a kitchen, bathroom, loft, water, sewer, and electric. Thoughtfully designed wildlife habitat consists of food plots containing apple trees, sorgum, clover, turnips, and more. 2 brand new 360 hunting blinds and multiple tree stands has it ready for you to hunt immediately! Approximately 10 miles of ATV trails cover the property taking you to scenic overlooks throughout the property. This is the PA Wilds country in awesome Tioga County. This is not your average hunting property, it was thoughtfully designed and stategicly setup by Don Higgins to attract, contain, and harvest those monsters you have been dreaming about.



Intel Phone Bidding Auction

- Starting Bid: $325,000
- Call auctioneers to inquire on current bid status.
- Bid from the privacy of your home.
- Bid as often as desired.
- Bidding ends on November 25 @ 5PM

SELLER: PA Timber Buyers LLC. **OPEN HOUSE:** November 7 (9am-12pm). *Call (717) 799-4264 to schedule your ATV tours.*
INITIAL INVESTMENT: $40,000 (due day of sale). **STARTING BID:** $325,000. **SETTLEMENT:** on or before January 15, 2027.

Call the Intel Team:

Henry Kauffman Jr. AA019894
(717) 799-4264

Daniel King AU006299
(717) 917-5844

Joel Yoder AU006463
(610) 750-2427

Samuel Stoltzfus AU006482
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THE SKOOK PORTFOLIO LLC

BUY. IMPROVE. HOLD. BUILD WEALTH.

Own a Complete Investment LLC

Three Homes · One LLC · $40,800 a Year in Rental Income



966 S Center St

- ✓ $1,300 per month
- ✓ 3 bedrooms, 1 bath
- ✓ Remodeled this year
- ✓ New 30,000 BTU heater
- ✓ New water heater
- ✓ Vinyl windows installed
- ✓ Off-street parking



243 Pierce St

- ✓ $1,100 per month
- ✓ 3 bedrooms, 2 baths
- ✓ Living room with bay window
- ✓ Open stairway, new flooring
- ✓ Garage with entry door
- ✓ Clean concrete basement
- ✓ Back yard



439 Morgan Ave

- ✓ $1,000 per month
- ✓ 3 bedrooms, 1 bath
- ✓ Kitchen with appliances
- ✓ Large living room
- ✓ Open stairway
- ✓ Spacious second floor
- ✓ Daylight basement

Auction Ends : November 25 @ 6 PM
Call Joel for a detailed auction brochure!

Pottsville, PA
Schuylkill County

Sellers: *The Skook Portfolio LLC*
Settlement on or before January 8, 2027
Initial Investment $35,000 due day of sale.
Starting Bid: $175,000 · Phone Bid Auction

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25-Acre Elverson Retreat

Level & Wooded · A Beautiful Creek · Stone-Dam Waterfall · Room to Build



Picture your dream home on a level building site, tucked into 25 acres of quiet hardwoods – secluded and private, yet not far from community. Spend crisp fall mornings hunting woods where deer trails, beds and tracks run throughout. On weekends, explore with the family: a beautiful creek, a historic stone wall and an old stone dam where a small waterfall spills into a quiet pool. At noon, you hear the subtle sound of far-off church bells. Room to build, room to hunt, and room to enjoy the beauty of the woods.

PROPERTY ADDRESS
314 Isabella Rd
Elverson, PA 19520

PRIVATE SHOWINGS
Call Daniel · 717-917-5844

INTEL PHONE BIDDING AUCTION · Bidding Ends Monday, Dec. 7 @ 6 PM

STARTING BID $325,000 · INITIAL INVESTMENT $45,000

✓ Bid from the privacy of your home ✓ Bid as often as desired
✓ Call auctioneers to inquire on current bid status

Sellers: Leon & Emma Stoltzfus · Settlement on or before Feb. 5, 2027 · Initial Investment due day of sale

Call the Intel Team:
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(717) 917-5844
Joel Yoder AU006463
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White Horse Home and Garage

Tenant Occupied Farmhouse on Route 340

Bidding Ends: Dec 14 @ 6 PM
Open House: Nov 25, 4-6 PM

5645 Old Phila. Pike
Gap, PA 17527

Sellers: Eli & Barbara King
Settlement on or before January 28, 2027
Initial Investment $30,000 due day of sale.
Starting Bid: $225,000

A classic Lancaster County farmhouse right at White Horse on Route 340, with the tenant already in place. Three bedrooms and two full baths, a bonus room, a full walk-up attic, a covered front porch and a backyard, plus a large detached garage/barn. A great local income for the investor who doesn't want to travel to maintain a rental.

INTEL PHONE BIDDING AUCTION
STARTING BID: $225,000
CALL AUCTIONEERS TO INQUIRE ON CURRENT BID STATUS
BID FROM THE PRIVACY OF YOUR HOME
BID AS OFTEN AS DESIRED | BIDDING ENDS ON DEC 14 @ 6PM

Call the Intel Team:
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UPCOMING
REAL ESTATE & EVENTS

FARM & HOME

NOVEMBER 21 (9AM) - 130 DAVIS RD, COATESVILLE, PA - DAVID & MIM FISHER
5 acres of bliss! 4 bedroom , 3 bath modern home with attached garage.
Lots of outdoor space, garden, woods. ***"Quiet , Secluded, & Inviting"***

NOVEMBER 21 (1PM) - 901 SMYRNA RD, KINZERS, PA - ELAM STOLTZFUS
This is a really nice property... modern country 2.87-acre homestead. Large house, horse barn, pasture and so much more.

NOVEMBER 30 (4PM) - 6247 MAIN ST, HONEY BROOK, PA - SAM JR & ANNE KAUFFMAN
Honeybrook Deluxe. 1.21 acre homestead with house, barn, shop, and pasture. Great location!

DECEMBER 2 (4PM) - 5268 DIEM ROAD, NEW HOLLAND, PA - MELVIN & MIRIAM STOLTZFUS
Modern home on the Welsh Mountain! 1.84 acres with remodeled 5 bed house,
horsebarn, private backyard deck, woods, foodplot, fruit trees.

DECEMBER 4 (4PM) - 715 FALLOWFIELD RD, ATGLEN, PA - JOSEPH & ANNIE SMUCKER
A thrilling family homestead on 3 acres. Large detailed house with 4 bedrooms & 3 baths.
Bank barn in superb condition with new rec-room, pastures, back yard. ***Unbelievable Opportunity!***

DECEMBER 15 (4PM) - 1260 MAPLE GROVE RD, MOHNTON, PA - PAUL & FANNIE STOLTZFUS
3.07 acres with family home and 40'x60' shop. Prime acreage that borders State Game Land. Work from home potentail!

DECEMBER 17 (6PM) - 198 COUNTRY CLUB RD, COATESVILLE, PA - ROBERT TURNKEY & LINDA TEMPLE
Country setting. 3 bed 2 bath home with attached garage. Large backyard bordering farm land.
SELLS VIA INTEL AUCTIONS PHONE BIDDING.

DECEMBER 21 (4PM) - 672 GAULT RD, GAP, PA - JANET WELSH
Country Setting! 1.04 acre homestead with house, shop, & garage. Large back yard!

DECEMBER 28 (4PM) - 112 MEETINGHOUSE RD, GAP, PA - AMOS EARL & MANDIE STOLTZFUS
White Horse home! 4 bed, 2 bath modern homestead with 30 x 48 horsebarn with fully finished 2nd floor. ***Dynamic opportunity!***

DECEMBER 30 (4PM) - 98 OLD LEACOCK RD, GORDONVILLE, PA - IVAN & LINDA LAPP
42 acre farm with 5 bed, 3 bath home, in-law quarters, 52'x90' bank barn, storage barn, beef barn, & 30'x48' manufacturing/warehouse
building. Located right in Gordonville, this one is a DREAM! ***Endless possibilities creating all the potential!***

MARCH 13 (10AM) - 351 MARTINS CORNER RD, COATESVILLE, PA - VIKTOR & JOAN SCHULZ ESTATE
5.8 acre homestead. 3 bed, 2 bath house with attached 2 car garage. Spacious country setting.

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INVESTMENTS & RECREATIONAL

NOVEMBER 23 (6PM) - 53 LOGGING RD, LEOLA, PA – CHRIST & SADIE LAPP
Prime investment in an upscale neighborhood in need of upgrades! **SELLS VIA INTEL AUCTIONS PHONE BIDDING!**

NOVEMBER 25 (5PM) - 1450 BAILEY CREEK RD, MILLERTON, PA - TIMBER BUYERS LLC
151 acre hunting property with a 16x40 brand new cabin, food plots, etc. Designed by Don Higgins.
SELLS VIA INTEL AUCTIONS PHONE BIDDING!

NOVEMBER 25 (6PM) - 3 PROPERTIES IN POTTSVILLE – THE SKOOK PORTFOLIO LLC
Invest in a complete business LLC with 3 properties that are updated and tenant occupied. Great opportunity to invest and cash flow!
SELLS VIA INTEL AUCTIONS PHONE BIDDING!

DECEMBER 7 (6PM) - 314 ISABELLA RD, ELVERSON, PA – LEON & EMMA STOLTZFUS
RARE FIND! Golden opportunity to own a 25 acre prime building site. Best of hunting. **SELLS VIA INTEL AUCTIONS PHONE BIDDING!**

DECEMBER 14 (6PM) - 5645 OLD PHILADELPHIA PIKE, GAP, PA – ELI & BARBARA KING
Local investment in a prime area! **SELLS VIA INTEL AUCTIONS PHONE BIDDING!**

DECEMBER 29 (4PM) - 51 WHITE RD, AIRVILLE, PA - AIRVILLE COTTAGE STAY
Fully furnished, relaxing 3 bed, 1 bath Air BnB. Extemely low maintenance and modern. Pickleball court and more.
SELLS VIA INTEL AUCTIONS PHONE BIDDING!

DECEMBER 29 (6PM) - 441 W ORANGE STREET, LANCASTER, PA - RENTAL HOMES UNLIMITED LLC
7 unit investment, fully occupied and generating strong ROI! **SELLS VIA INTEL AUCTIONS PHONE BIDDING!**

DECEMBER 31 (3PM) - 356-358 OAKLAND AVE & 1125 CENTRE ST, ASHLAND, PA - ALEN PETERSHEIM
Year End Investment! Nice Duplex with recent upgrades plus freshly remodeled 3-unit selling as one package. Yearly income over $50K.
SELLS VIA INTEL AUCTIONS PHONE BIDDING!

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INVESTMENTS & RECREATIONAL DIVISION

INTEL INVESTOR'S SUMMIT

YOU ARE INVITED, IT'S A FREE EVENT!

FIVE EXCLUSIVE INVESTMENT PROPERTIES SELLING LIVE FROM THE SHADY MAPLE

WEDNESDAY, DECEMBER 9 (DOORS OPEN @ 1PM) SHADY MAPLE BANQUET HALL, EAST EARL, PA
An exciting afternoon & evening filled with free food, educational seminars by Damon West and Stephen Yoder, real estate auction, & doorprizes.
Absolutely a DO NOT MISS EVENT! This is a free event and seats are limited, come early as it's first come, first serve.

ENTRY 1 - RIVERSIDE RETREAT, 6140 RIVER DRIVE, YORK, PA
The Riverfront Serenity Lodge. 5 acres with riverside Air BnB house. Incredible Local Retreat!

ENTRY 2 - INCOME POWERHOUSE, 300 N READING RD, EPHRATA, PA
Amazing opportunity to own a laundromat, carwash, rental home, shop rental, and food court area all in one package!
Generating almost $15,000 of monthly income.

ENTRY 3 - SACRED OAKS VISTA, 2073 SEELY RUN RD, JERSEY SHORE, PA
45.71 acre property with wedding venue generating close to a 6 figure annual income. Incredible Hunting!

ENTRY 4 - 3-UNIT APARTMENT, 509, 509A, & 511 BURKE ST, JERSEY SHORE, PA
Recently updated and professionally managed by one of the most aggressive property management companies in the area!

ENTRY 5 - THE SPLENDID JUNIATA 400, 2067 & 2174 STATE RT 35, EAST WATERFORD, PA
405 acres of prime recreational land in Juniata County! Food plots, hunting blinds, new garage.
Also includes a 2 acre building site with existing sewer, water, and electric.

intel AUCTIONS
A Better Auction Experience



AUCTION: WEDNESDAY, DECEMBER 30 @ 4 PM

Gorgeous Gordonville Farm

A Homesteader's Dream on 42 Acres • 98 Old Leacock Rd, Ronks

AUCTION: Wednesday, Dec. 30 @ 4 PM (Pizza & Fries @ 3:30)
OPEN HOUSE: Saturday, Dec. 12 @ 10 AM–12 PM
98 Old Leacock Rd, Ronks, PA 17572
Full details on page 28 • Call Joel: 610-750-2427

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FARM & HOME DIVISION