



3 BEDROOM 1 1/2 BATH RANCHER, 28x38 GARAGE & 28x35 SHOP on 3.5 +/- ACRES

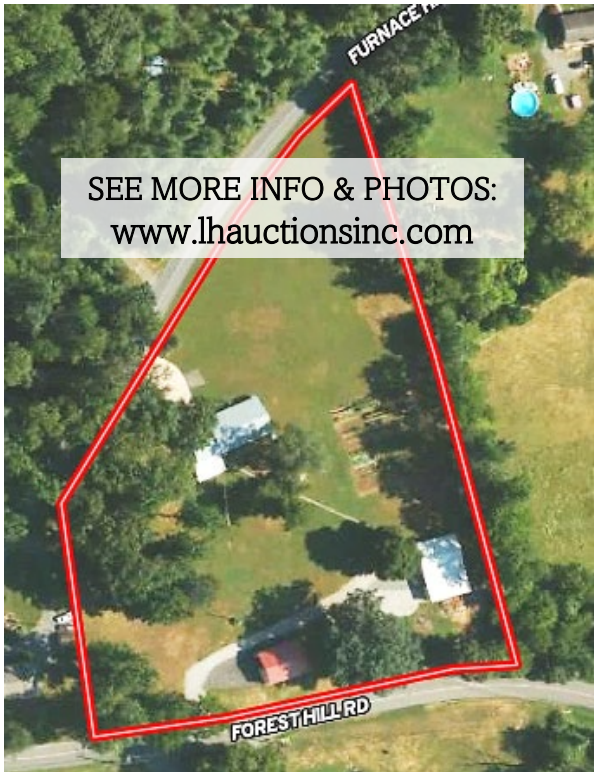
Mt Airy/Hopeland/Durlach/Middle Creek Wildlife Area

PUBLIC AUCTION

Thursday, August 31, 2023 at 5 PM



1325 FURNACE HILL RD; STEVENS, PA 17578



SEE MORE INFO & PHOTOS:
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Directions: From US-322 in Clay, take N Clay Rd; Right onto Hopeland Rd; Left onto Kleinfeltersville Rd; Right onto Forest Hill Rd; Left onto Furnace Hill Rd to Property on Right.

Prime Location for this Country Ranch Home on an outstanding 3.5 +/- Ac Lot featuring Eat-in Kitchen w/ Brick Fireplace, Sizable Living Room, Great Room/Family Room, 3 Bedrooms, 1 Bath, 2 Half Baths, 7x21 Enclosed Porch, 16x26 Deck, Partially Finished Full Basement w/ Walkout Stairs, Attached 2-Car Garage, Coal Stove & Radiant Heat, On-site Well/Septic. **Outbuildings:** 28x38 Pole Barn w/ 12x12 Roll Door (New in 2021), 28x35 Heated Shop w/ 2 Overhead Doors and 24x36 Addition w/ 9.5x11 Roll Door. Ephrata Schools, **Taxes: \$5,738.**

NOTE: Sellers are relocating, giving you the opportunity to buy this outstanding property, ideal for a family or hobbyist, boasting a mostly level & cleared 3.5 +/- acres in Clay Twp. w/ a small picnic grove area, large garden, and very nice outbuildings. Plenty of room for those toys and pets! Road frontage on both Furnace Hill Rd & Forest Hill Rd. Mt Airy/Hopeland/Durlach/Middle Creek Wildlife Area. Zoned Ag Transition.

OPEN HOUSE: Saturdays, August 12 & 19, from 1-3 PM, or by appointment. For appointment or help with bank financing, call Joel at 717-383-5606.

TERMS: 10% Down at Auction, Balance in 45 Days.



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Les LONGENECKER
(484) 256-1323

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Auction For:

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Attorney: Anthony Schimaneck (717) 299-5251

INFORMATION BELIEVED TO BE ACCURATE BUT NOT GUARANTEED