

Manheim/Landisville Area

PUBLIC AUCTION

VALUABLE REAL ESTATE

Wednesday April 17, 2019 at 5:30 pm

Location: 491 Long Road Manheim Pa 17545



2062 SQ. FT. RANCH HOME • ATTACHED GARAGE • 1.1 ACRES DETACHED 2 STORY BARN/GARAGE • SHED/DOG KENNEL

Spacious 2062 SF Rancher w/kitchen, dining rm, living rm w/fireplace, sun room, 2 bdrms w/a room that could be a 3rd, 2 full baths, laundry room, basement and attached 2 car garage. Low maintenance exterior & a beautiful backyard patio. **Outbldgs:** Detached 2 story barn/garage 24x24 w/2 horse stalls & 2nd floor storage, 24x11 Shed/dog kennel built on a concrete slab all on a 1.1 acre lot w/ on-site well & septic, concrete & brick driveway, lawn, garden & outstanding farmland view. **Note:** Owners relocating and serious about selling. Lots of updates, move in condition, great location and awesome views. Don't miss this sale.

ATTENTION REALTORS: Seller is offering a 1% buyer agent commission. Buyers must be pre-registered.

TERMS: \$25,000.00 down day of sale, settlement within 60 days.

OPEN HOUSE DATES: March 19, 5-7pm and April 6, 1-3pm
or by appointment, call Leon at 484-868-4023.

AUCTION CONDUCTED BY: Leon Stoltzfus,
484-868-4023; Levi Fisher

TERMS BY: Samuel B. & Rachel K. Stoltzfus

Kling & Deibler Attys.



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SEE REVERSE SIDE FOR ADDITIONAL DETAILS.



ROOM SIZES: Kitchen: 13' x 13' • Dining Room: 16' x 16'
 Living Room: 11' x 27' • Bedroom: 12' x 15' • Bedroom: 12' x 11'
 Possible 3rd Bedroom: 8' x 7' • Sunroom 24' x 13'
 Laundry Room: 10' x 7'



PROPERTY INFO:

Type: Rancher
Construction: Brick/Vinyl
Roof: Shingles
Square Ft.: 2,062 sq. ft.
Age/Condition: 64yrs./VG
Flooring: Hardwood/Tile/Linoleum
Bedrooms: 2, possible 3rd
Baths: 2 Full
Laundry: Yes, 1st floor
Heating: Propane/hot water
Patio: 2 patios
Garage: 2 car attached
Barn/Garage: 24' x 24'
Shed/Dog Kennel: 24' x 11'
Basement: Yes
Attic: Storage space
Lot Size: 1.1 acre
Possession: Within 60 days
Water: On-site well
Septic: On-site
Zoning: Residential
School District: Hempfield
Taxes approx: \$4921.0

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