

# PUBLIC REAL ESTATE AUCTION

4.5 +/- Acre Farm • Hahnstown/Ephrata Area  
2 1/2 Story 4 Bedroom 2 Bath Dwelling  
36' x 48' 2 Story Barn  
Thurs., October 22, 2020 @ 2:00 PM

85 Hahnstown Rd, Ephrata, PA 17522 - Lancaster County



**Directions:** From Ephrata Route 322 East to left onto Hahnstown Rd to property on right

**Property Description:** 4 1/2 +/- acre farm with barn & 2 1/2 story 4 BR & 2 Bath dwelling. House has 22' x 14' kitchen & dining area with bay window. Also family & living rooms and laundry with full bath. 2nd floor with 4 bedrooms and full bath. Extra storage room/nursery to attic storage. House has attached garage and wrap around covered porch with brickwork. New mini split air conditioning unit installed 2019. Basement with concrete floor & shelves. Oil furnace with hot water heat. Maintenance free vinyl siding & replacement windows. On site well & septic. 36' x 48' barn with 2nd floor storage. Large back yard area with covered pavilion & storage shed. Paved driveway and attractive retaining wall. Approx. 4 acre field.

**Open House Dates:** Saturday Sept. 26 & Oct. 3 from 1-3 PM & Thur. Oct. 1 from 5:00 - 7:00 PM

**Terms:** Down payment of \$ 30,000.00 required day of auction. Settlement on or before Dec. 7 2020 Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated. Annual taxes \$ 5139.00 +/-

**Auctioneers Notes:** Excellent opportunity to buy a beautiful 4 1/2 acre Ephrata - Hahnstown area country farmette. Lots of possibilities as produce, pastures & animals & etc. Come prepared to buy this meticulously maintained property in great condition being sold to settle an estate. Country property but only minutes from Routes 322, 222 & others.

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AUCTION SERVICES



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**Attorney:** Russel, Kraft & Gruber LLP

Scott Eaby 717-738-1279

**Sellers:** David & Lydia Reiff Estate - Earl Reiff 717-314-1279







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