

PUBLIC AUCTION

PARCEL #1: 9.8 ACRE FARMETTE
PARCEL #2: 2 STORY HOUSE ON .13 ACRE
(PARCEL'S SOLD SEPERATELY)

REINHOLDS/BLAINSPORT AREA
THURSDAY, JUNE 20, 2019 @ 6 PM



LOCATION: 785 & 789 W Route 897, Reinholds, PA 17569. From Reinholds take 897 West for approx. 1.5 miles, just past Weaver Markets to properties on left. West Cocalico Twp, Lancaster Co, Cocalico Schools.

PARCEL #1: 4 BR, 2 bath 2 1/2 sty. house & 2 barns on 9.8 Acres. The house has 1,804 sq. ft. of living space w/ 1st floor eat-in kitchen w/electric range; living room w/wood floor & bay window; office; foyer; walk-in pantry; laundry & full bath w/double bowl vanity. 2nd floor has 4 bedrooms; a full bath; a bonus room & 2 staircases. The house has an 8 x 24 front porch, 20 x 22 rear patio, full attic & basement w/outside exit, oil hot water heat, on site septic & public water. 40 x 41 Pole barn w/water & electric; 14 x 12 overhead door w/opener; workshop & 2nd floor storage. 20 x 42 barn/kennel w/approx. 1 acre fenced area, remaining land is approx. 6 acres tillable with the balance woodland w/a stream. Taxes: \$6,316. Zoned RR & ES

PARCEL #2: 3-4 BR, 2 bath 2 sty. house on 0.13 Acre. The house has 1,374 sq. ft. of living space w/ 1st floor eat-in kitchen w/ refrigerator & electric range; dining room; living room w/hardwood floor; office; laundry room & full bath. 2nd floor has 3 bedrooms; a full bath & bonus room. The house has a full basement; electric heat; propane wall heater; on site septic and public water. The property contains a 12 x 18 storage shed, paved driveway & private back yard. Taxes: \$1,411. Zoned RR

NOTE: These properties have been well maintained and zoning affords a wide range of possibilities for land use of Parcel #1. Parcel #2 could be a great rental investment or an affordable first home!

OPEN HOUSE: Saturday, June 1 & 8 (1-3 pm.) and Thursday June 6 & 13 (5:30-7:30 pm) or by apt. call 610-286-5183.

TERMS: 10% down day of sale; settlement within 45 days of sale; Terms by: Simeon L & Elizabeth A. Musser—717-723-2506. Kling & Deibler Attorneys.

PLEASE VISIT OUR WEBSITE TO SEE MORE PICTURES OF THIS PROPERTY

Merle Eberly
Alvin Horning, C Ivan Stoltzfus CAI
Horning Farm Agency, Inc. AY002091



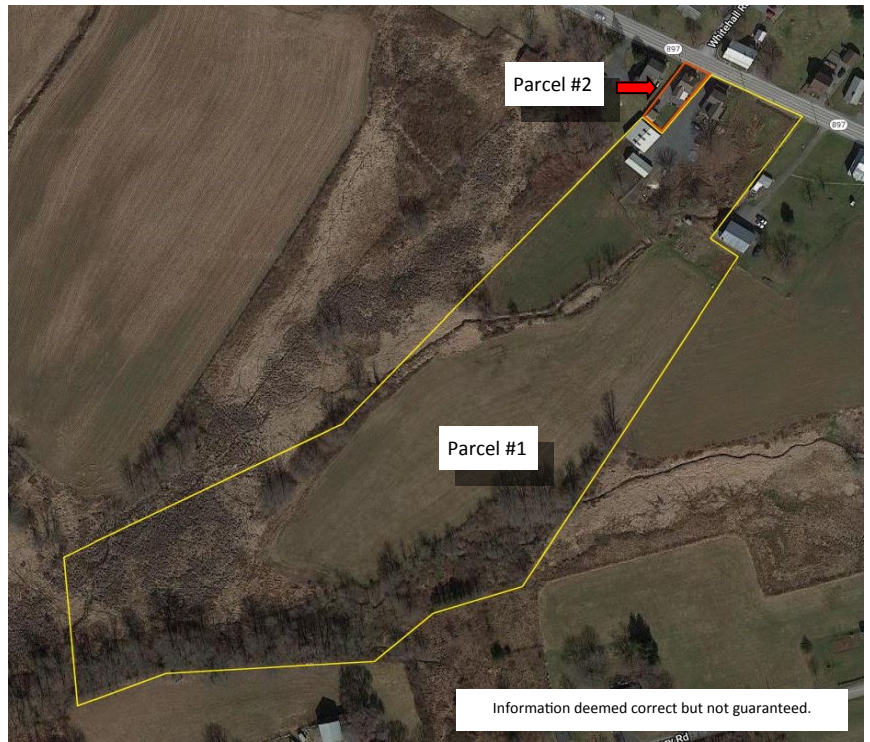
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610-286-5183

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Room Sizes

PARCEL #1: Living Room: 11 X 23 & 10 X 10 Kitchen: 13 X 16 Office: 8 x 9 Laundry: 6 x 15 Pantry: 6 x 21 Bath: 5 x 13
 Upper Level: Bedrm: 9 x 10 Bedrm: 9'6 x 11 Bedrm: 9'6 x 11'6 Bedrm: 13 x 16 Bath: 9'6 x 10 Bonus Rm: 7 x 16
 PARCEL #2: Living Room: 12 x 15 Kitchen: 11 x 15 Dining Room: 10 x 17 Laundry Room: 8 x 14 Office: 8 x 10
 Upper Level: Bedrm: 12 x 12 Bedrm: 7 x 13 Bedrm: 12 x 15 Bonus Room: 6 x 12



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