

# PUBLIC AUCTION

## INVESTMENT OPPORTUNITY!

### SINGLE FAMILY DWELLING, 2 UNIT APARTMENT BUILDING AND BARN ON .30 ACRES

QUARRYVILLE AREA

FRIDAY, NOVEMBER 3, 2023 @ 2 PM



**LOCATION:** 1276 Robert Fulton Hwy., Quarryville, PA 17566

**REAL ESTATE:** **Single Family Dwelling:** 1276 Robert Fulton Hwy. Market rent: \$1,500/month. Two story frame house with vinyl siding. Main Floor: Kitchen(12x19)- HW flooring, ss sink, electric range, exposed beams; Living Room(12x19)- Laminate flooring, built-in bookcase; Family/Dining Rm(10/22)- Laminate flooring. Upper level: Bedroom 1 (10x12); Bedroom 2 (9x13); Bedroom 3 (10x16); Full Bath- Stall shower, walk-in closet. Attic & basement, oil hot water baseboard heat, no A/C, hot water heater replaced 12/21/2022. **2 Unit Apartment Building:** 805A & 805B Church Rd. Two story frame w/stucco exterior, both units have electric BB heat, each unit has separate electric meter, onsite well and septic. **805A**– Current rent \$950/mo. Market rent \$1,000/mo. Main level: Kitchen(10x18)- electric range; Living Rm(9x14); Half bath. Upper level: Bedroom; Large Closet or 2nd Bedroom. Full bath. Attic & basement, rear cement patio & porch(8x22). \*Newer vinyl plank flooring throughout, and new vinyl privacy fence. **805B**– Market rent \$1,000/mo. Main level: Kitchen (11x13)- Tile floor, electric range; Living Rm (11x14); Bath w/washer & dryer hookups. Upper level: Full bath; Large Bedroom. **Barn:** Main section of barn is 20x40 with 2-car overhead door that is 8.5' tall. Attachment to barn is 12x34 with 1-car overhead door. Loft storage area with steps.

**NOTE:** Excellent income potential to live in one and rent the other two or rent everything including barn! **Total market rent per year \$42,000.**

**OPEN HOUSE:** Saturday, October 14, 21 & 28 (1-3 pm.) or by apt. call 610-286-5183.

**TERMS:** 10% down day of sale; settlement within 45 days of sale. Terms by: Esther Lloyd. Kling, Diebler & Glick Attorneys.

**SEE REVERSE SIDE FOR MORE DETAILS OR VISIT OUR WEBSITE**

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



**HorningFarmAgency.com**  
**610-286-5183**

**AUCTIONEERS - REALTORS - APPRAISERS**





Lot Size/Acres: .30 Acres  
 School District: Solanco  
 Township: East Drumore  
 County: Lancaster  
 Taxes: \$3,758  
 Zoning: Res. (R-1)

Type: Single Family & 2 Unit Apartment  
 House: 2 Sty. House  
 Roof: Shingle  
 Condition: Average/Good  
 Flooring: Vinyl, Hardwood, Laminate, Tile

Bedrooms: 3  
 Baths: 1 Full  
 Basement: Yes  
 Heating: Oil Hot Water Baseboard  
 Cooling: No

Appliances: Elec. Range  
 Water: On Site  
 Sewer: Septic  
 Outbuildings: Barn/Garage



Information deemed correct but not guaranteed.



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