

# PUBLIC AUCTION

## 3 BR RANCH HOME W/2 CAR GARAGE & STORAGE SHED ON .76 AC. COUNTRY LOT

MORGANTOWN AREA

Wednesday, June 5, 2024 @ 5 PM



**LOCATION:** 115 Swamp Road, Morgantown, Pa 19543, Lancaster County.

**REAL ESTATE:** Beautifully situated 1 story home w/2 car garage on .76 acre. This maintenance-free, one-owner, stone & vinyl home has beautiful views of surrounding farmland. The home contains approx. 1,464 SF and has been meticulously maintained. The home features a living room; kitchen/dining room w/hardwood floor, island w/bar seating, glass top elec. range, refrigerator & D/W; hall w/closet washer & dryer; master bedroom w/dbl. closets; master bath w/tile floor, dbl. bowl vanity, garden tub & shower; 2 more bedrooms and another full bath. The home has an attached 2 car garage w/elec. opener & laundry sink; basement w/ 9' poured concrete walls, outside exit; geothermal heating & cooling, on site well & septic. The property also contains a 10 x 14 storage shed, paved driveway w/extra parking, plush flat lawn and professionally landscaped beds.

**OPEN HOUSE:** Saturday, May 18, 25 & June 1 (1-3 pm) or by apt. call 610-286-5183 .

**NOTE:** This property is surrounded by beautiful farmland views and is conveniently located within minutes (even walking distance) of restaurants, gas stations, and grocery stores and only 5 minutes to PA Turnpike.

**TERMS:** 10% down day of sale; settlement within 45 days of sale. Terms by: Melvin A. Stoltzfus. Glick, Goodley, Deibler & Fanning, LLP.

***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](http://HorningFarmAgency.com)  
**610-286-5183**

**AUCTIONEERS - REALTORS - APPRAISERS**





Lot Size/Acres: **.76 Acre**  
 School District: **Elanco**  
 Township: **Caernarvon**  
 County: **Lancaster**  
 Taxes: **\$3,892**  
 Type: **1 Story**  
 Construction: **Frame**

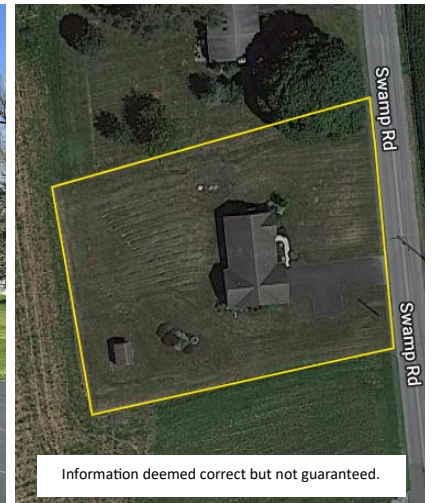
Roof: **Shingle**  
 Square Feet: **1,464 (approx.)**  
 Age, Condition: **2006 Very Good**  
 Flooring: **Tile, Hardwood, Carpet**  
 Bedrooms: **3**  
 Baths: **2**  
 Laundry: **Hall Closet**

Basement: **Yes**  
 Fireplace: **No**  
 Heating: **Geothermal & Elec. BB**  
 Cooling: **Central Air**  
 Deck/Porch: **Front Porch**

Garage: **2 Car Attached**  
 Outbuildings: **10 x 14 Storage Shed**  
 Water: **Well**  
 Sewer: **On Site**

**Room Sizes**

Living Rm: **13 x 20** Kitchen/Dining: **12 x 19** Master BR: **13'6 x 14** Master Bath: **8'6 x 12** 2 Other BR's: **12'6 x 12'6**  
 Basement: **1,464 SF**



Information deemed correct but not guaranteed.



**AUCTIONEERS - REALTORS - APPRAISERS**

**[HorningFarmAgency.com](http://HorningFarmAgency.com)**

**610-286-5183**