

PUBLIC AUCTION

3 BR BRICK RANCH HOUSE w/DETACHED 2 CAR GARAGE ON 1.48 ACRES

GOODVILLE/ BLUEBALL AREA

THURSDAY, JUNE 11, 2020 AT 5 PM



LOCATION: 1519 Main St., East Earl, PA 17519. On Rt. 23, 1 mile east of Shady Maple Farm Market.

REAL ESTATE: 3 BR brick ranch house containing 1,532 sq. ft. w/full basement and detached 2 car garage/workshop on 1.48 acres. **House** features a side entry/laundry room; large bright eat-in kitchen w/lots of cabinets & pantry open to a sitting room; living room w/hardwood floor; 3 bedrooms and a full bath. Basement with outside exit; propane hot water baseboard heat; on site well & septic. 28' x 36' **2 Car Garage/Shop** (formerly used as a horse barn) has electric door openers; heated shop area, second floor storage, water hydrant; outside horse tie and small fenced pasture. The property also contains a **12' x 18' storage shed** w/electric, 1,000 gallon propane tank, large garden, child's play area, paved driveway and extra parking area.

NOTE: This pristine well maintained and updated property has a beautiful setting with spectacular views of scenic farmland all around and a great location on Rt. 23! Conveniently located within minutes of PA Turnpike, Rts. 322, 897 & 222!

OPEN HOUSE: Saturday, May 16, 23 & 30 (1-3 pm.) or by apt. call 610-286-5183.

TERMS: 10% down day of sale; settlement within 45 days of sale. Terms by: Anthony & Janelle Ringler (717-940-2576). Kling & Deibler 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

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Lot Size/Acres: **1.48**
 School District: **Elanco**
 Township: **East Earl**
 County: **Lancaster**
 Taxes: **\$3,280**
 Zoning: **RL**

Type: **Rancher**
 Construction: **Brick**
 Roof: **Shingle**
 Square Feet: **1,532**
 Age, Condition: **1972, Good**
 Flooring: **Carpet, Vinyl, Hardwood**

Bedrooms: **3**
 Baths: **1 Full**
 Laundry: **Yes**
 Basement: **Yes w/O/E**
 Fireplace: **No**
 Heating: **Propane Hot Water**

Cooling: **Ceiling Fans**
 Deck/Porch: **7 x 12 Front Porch**
 Garage: **2 Car Attached Garage/Shop**
 Water: **On Site**
 Sewer: **Septic**

Room Sizes

Living Room: **13 x 22** Kitchen/Family Room: **14 x 23** Bedroom: **10 x 11** Bedroom: **10 x 13** Bedroom: **12 x 13'6**



Information deemed correct
but not guaranteed.

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