

PUBLIC AUCTION

5.3 ACRE FARMETTE IN EAST EARL / POOL FORGE AREA

TUESDAY, SEPTEMBER 8, 2020 @ 6 PM



LOCATION: 5593 Division Hwy., Narvon, PA 17555. From Blue Ball take Rt. 322 E. for 2.5 miles to property on right.

REAL ESTATE: BEAUTIFUL 5.3 ACRE FARMETTE situated in the heart of East Earl. Land is mostly open w/approx. 3 acres tillable. **HOUSE:** Stone & vinyl 2 1/2 sty. farm house containing 2,381 sq. ft. Main level has a quality Kitchen Kraft eat-in kitchen w/ laminate wood floor, island w/bar seating & dbl. bowl sink, desk area w/built-in mail slots, walk-in pantry, refrigerator, dishwasher, electric range, microwave & sliding door to composite 16' x 16' deck; dining room; living room w/18" window sills; office w/French doors; laundry w/sink, washer, dryer & half bath; master bedroom w/skylight, 2 walk-in closets & master bath. Upper level has 3 bedrooms; full bath and 11' x 12' balcony. The home has 2 staircases, attic, basement, oil hot water heat w/5 zones, on site well & septic. **OUTBUILDINGS:** 2 1/2 sty. stone/frame bank barn 32' x 46' w/tobacco cellar & outside hydrant; brick 2 car garage 20' x 20'; frame shop 24' x 50' w/2 attached chicken coops & outside hydrant; storage shed 20' x 30'.

NOTE: This beautiful farmette w/mature shade trees, garden area, brick walks & paved driveway has been meticulously maintained and is ideally situated w/ scenic front views, backed by open fields and woods and a super convenient location!

OPEN HOUSE: Saturday, August 15, 22 & 29 (1-3 pm.) or by apt. call 610-286-5183.

TERMS: 10% down day of sale; settlement within 45 days of sale. Terms by: James & Faye Hertzler. 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

AUCTIONEERS - REALTORS - APPRAISERS



Lot Size/Acres: **5.3 Acres**
 School District: **Elanco**
 Township: **East Earl**
 County: **Lancaster**
 Taxes: **\$5,189**
 Zoning: **Agricultural District**
 Type: **Farmette**

House: **2 1/2 Sty Farm House**
 Roof: **Shingle & Standing Seam**
 Square Feet: **2,381**
 Condition: **Good**
 Flooring: **Carpet, Vinyl, Laminate**
 Bedrooms: **4**
 Baths: **2.5**

Laundry: **Yes**
 Basement: **Yes**
 Fireplace: **No**
 Heating: **Oil Hot Water (5 Zones)**
 Cooling: **Ceiling Fans**

Appliances: **Elec. Range, Refrigerator, Dishwasher, Microwave, Washer, Dryer**
 Water: **Well**
 Sewer: **On Site**
 Outbuildings: **Bank Barn, 2 Car Garage, Shop/Chicken Coops, Storage Shed**

Room Sizes

Eat-In Kitchen: **16 x 22** Living Room: **14'6 x 20** Dining Room: **13 x 20** Office: **9 x 13** Laundry Room: **10 x 10** Enclosed Entry: **6 x 6'6**
 Master Bedroom: **12'6 x 17** Master Bath: **6 x 9** Bedroom: **9 x 14'6** Bedroom: **14 x 19** Bedroom: **9 x 17**



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