



3 BEDROOM 1½ BATH BI-LEVEL W/ 2-CAR GARAGE ON 1 +/- ACRE LOT  
Shoeneck/Cocalico Area



# PUBLIC AUCTION

Thursday, March 28, 2024 at 6:00 PM



45 Fraelich Rd; Denver, PA 17517



Directions: From PA-897 take S Cocalico Rd 2.3 Mi, Right onto Fraelich Rd to Property on Left.

**Schoeneck/Cocalico Area Bi-Level on 1 +/- Acre** along a quiet no-outlet road. Main floor consists of Eat-in Kitchen w/ Oak Cabinets and access to a 12x16 Deck, Living Room, 3 Bedrooms, Bath, fully finished Lower Level with a Family Room, Laundry and Half Bath, A total of 2388 Sq Ft of Living Area, Central Vac, CA, Heat Pump, Attached 2 Car Garage with plenty of parking, Well, On-Site Septic, West Cocalico Township, Cocalico School District, Lancaster County, **Taxes-\$4655.**

**NOTE:** A nice country property in good condition on 1 +/- acre with a large backyard ideal for the family with a private setting. Close proximity to the Middle Creek Wildlife Management Area. Sellers have purchased another property and are motivated to sell!

**OPEN HOUSE:** Saturdays, March 9 & 16, from 1-3 PM or by appointment. For appointment to see or for help w/ bank financing, call Joel at 717-383-5606.

**TERMS:** 10% Down at Auction, Balance in 45 Days.

**LH AUCTIONS INC.**  
PA-AY002453

(717) 383-5606  
**Joel Heisey**

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Auction For:  
**Darlene H. & Wayne M. Sauder**

Attorney: Gibbel Kraybill and Hess Law Office (717) 291-1700  
INFORMATION BELIEVED TO BE ACCURATE BUT NOT GUARANTEED