



5 BR 2 BATH 1 1/2 STORY & 20X20 DETACHED GARAGE/SHOP ON 11 +/- ACRES
Shoeneck/Cocalico Area



PUBLIC AUCTION

Thursday, September 12, 2024 at 5 PM



1280 S. Cocalico Rd; Denver, PA 17517



Directions: From PA-897 take S Cocalico Rd 2.6 Mi to Property on Left.

Valuable Schoeneck/Cocalico Area 11 +/- Acres with a 1 1/2 Story Home featuring an Eat-in Kitchen, Living Room, Spacious Family Room, 3 Bedrooms, 2 Bathrooms--All on the First Floor. Upper Level consists of 2 Bedrooms. 2650 SF Living Area, Full Basement, Oversized 2 Car Garage, Heat Pump, CA, 20x20 Detached 2 Car Garage/Shop, 14x14 Log Shed. Several Fruit Trees. Small fenced-in area with room for expansion. Well, On-Site Septic, Cocalico Schools, Taxes- \$5623, Enrolled in Clean & Green. Zoning-OS Woodland District.

NOTE: This property contains 11 +/- acres, hunt in your own backyard with approx. 8 acres of woodland. A very nice family property, great for homesteading! Located between Ephrata and Schaefferstown. Sellers have purchased a farm and plan to sell. Come prepared to buy!

OPEN HOUSE: Saturdays, August 24 & 31, from 1-3 PM or by appointment. For an appointment call Joel at 717-383-5606.

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



SEE MORE INFO & PHOTOS: www.lhauctionsinc.com



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INFORMATION BELIEVED TO BE ACCURATE BUT NOT GUARANTEED