



3 BED 2 1/2 BATH RAISED RANCHER ON .92 +/- ACRE
LAWN & GARDEN- TOOLS- GUNS- HUNTING- TRAPPING- ANTIQUES- HH GOODS



PUBLIC AUCTION

Saturday, September 21, 2024

Personal Property 9:00AM, Real Estate at 12 PM



3677 Smaltz Rd; Womelsdorf, PA 19567



Directions: From US-422 between Millardsville & Stouchsburg, head North on Smaltz Rd, Slight Left onto School Rd, Right onto Smaltz Rd to Property on Right.

Country Ranch Home on .92 +/- Acres boasting a total of 2750 SF Living Area. Main part of house consists of Kitchen/Dining Room combo with access to an enticing 11x24 covered porch; Living Room, 3 Bdrms, 1 Bath, 1500 SF In-Law Quarters above garage includes an open Kitchen and Living Room, Office and laundry Room, 1 BR and Bath. Oversized Heated 3 Car Garage, 8x30 Shed w/ Electric. Paved Driveway with parking area. Oil Hot Water Heat, Propane, Wood/Coal Furnace, Pellet stove, Well and On-Site Septic. Marion Township, Conrad Weiser Schools, Taxes-\$5670, Zoning-AP Agricultural Preservation.

NOTE: Be sure to inspect this rural property on a level to gently sloped .92 acres. A very desirable side yard with mature shade and campfire area. A nicely landscaped property with great curb appeal and surrounded by farmland on a lightly traveled road. Come prepared to buy, seller is relocating and plans to sell!

OPEN HOUSE: Saturdays, August 24 & Sept 7, from 1-3 PM or by appointment. For appointment, call Joel at 717-383-5606.

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



SEE MORE INFO & PHOTOS: www.lhauctionsinc.com



(717) 383-5606
Joel Heisey
Las Longenecker
(484) 256-1323



Auction For:
Richard D. & Sharon D. Boyer
Steiner & Sandoe, Attorneys at Law (717) 866-5737

INFORMATION BELIEVED TO BE ACCURATE BUT NOT GUARANTEED

See Reverse Side for Personal Property

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LAWN & GARDEN: Landlord Simplicity 3410S w/ Deck & Blade; Cub Cadet HDS 2135 w/ Bagger; Homemade Firewood Splitter; Wheelbarrows; Yard Cart; Front Tine Tiller; Ext. & Step Ladders; 3x5 Trailer (No Title); Gas Grill; 10 Railroad Ties...

TOOLS: Chicago Electric Dual Mig 151 Welder; Table Saw; 20 Gal Air Compressor; Craftsman Bandsaw; Table Saw; Toolbox; Some Hand & Power Tools; + More! **GUNS, HUNTING, TRAPPING & OUTDOOR RELATED:** Revelation 30-30 w/ Scope; Mossberg 12 Gauge; Marlin 12 Gauge Goose Gun; NY Arms 12 Gauge; Us Springfield Armory Army; JC Higgins 16 Gauge; Harrington & Richardson Topper Model 5812 Gauge; Mossberg 22 Lr; Remington 12 Gauge; Mossberg 22 LR w/ Scope; Revelation 20 Gauge; PSE Polaris Bow; Rang-O-Matic Bow w/ Quiver by Fedora; 3 Coleman Canoes 15', 17', 17' + 17' Alum. Canoe; 12 Gun Cabinet w/ Additional Storage; 50 Ft Traps, Conibear, Hide Stretchers & Other Trapping Items; Sports A Field & Other Hunting Magazines; Etc. **ANTIQUES & COLLECTIBLES:** Majestic Wood-Fired Cook Stove; Gas 6 Burner Cook Stove w/ 4 Oven Compartments; Hex Sign; Pedal Fire Truck; Produce Scale; Cast Animated Bank; Mantle Clock; Regulator Wall Clock; Scrap Metal Art; Steel Implement Wheels; Blacksmith Post Leg Vise; Buttons; Pony Saddle; + More!

MISC HH GOODS & FURNITURE: Upright Freezer; Fridge; 3 Pc Bdrm Set; 275 Gal Oil Tank; Etc. **NOTE:** Early partial listing—check website for updates. Nice country auction w/ convenient parking. Guns not on premises till auction day.

