



3 BED 1 BATH RANCHER ON 1.22 +/- ACRE IN THE MYERSTOWN AREA

# PUBLIC AUCTION



Friday, October 25, 2024 at 4:00 PM

Followed by Tools, Mini Barn, 1975 Dodge Dart



1222 Katterman Hill Rd; Richland, PA 17087  
(GPS: 1222 Katterman Hill Rd)



Directions: From US-422 in Myerstown beside Dutch Country Ace Hardware, head North on Martin Rd, 1.8 Mi to Property on Right.

**Country Fixer-Upper in the Myerstown/ Richland Area.** 1276 SF Ranch Home on 1.22 +/- Acres featuring an Eat-In Kitchen, Living Room, 3 Bedrooms, Full Bath, Oil Hot Water Baseboard Heat, Well, On-Site Septic, Full Basement, Oversize 2 Car Garage, Conrad Weiser Schools, Taxes-\$4,123. Zoning-Agriculture Easement.

**NOTE:** A solid home in need of renovation on a nice level 1.22 +/- acre country lot midway between Myerstown and Womelsdorf. All one floor living with plenty of garage space.

**OPEN HOUSE:** Saturdays, October 5 & 12, from 1-3 PM or by appointment. For appointment, call Joel at 717-383-5606.

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

**PERSONAL PROPERTY** (Sells immediately after Real Estate): Mini Barn; 1975 Dodge Dart; 2 Drill Presses; Anvil; Lathe; Cub Cadet Lawn Tractor; Shop Tools; HD Quality Workbench; Craftsman Roll Around + Another Craftsman Toolbox; Hand Tools.

**TERMS:** Cash, Good PA Check or Credit Card (w/ 3% fee). No Out-of-State Checks.

SEE MORE INFO & PHOTOS: [www.lhauctionsinc.com](http://www.lhauctionsinc.com)



(717) 383-5606  
Joel Heisey  
*Les & Co*  
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Auction For:  
**Marvin E. DeHart**  
**Irrevocable Trust**

Attorney: Ken Sandoe (717) 866-5737  
INFORMATION BELIEVED TO BE ACCURATE BUT NOT GUARANTEED