

PUBLIC AUCTION

Martindale/Hinkletown Area

2½ Story Home w/2 Car Garage on 1 Ac.

Tuesday, October 27, 2009 @ 4:00PM

192 Wanner Rd, Ephrata, PA Earl Twp. Lancaster Co. ELanco School District
From Rt.322 in Hinkletown take Rt.322 East for 7/10 mile, turn left on Wanner Rd to 5th house on then right.



Real estate consists of: **2 ½ Sty Stone & Vinyl Farm House** w/1820 Sq. Ft. **1st Floor** has eat-in kitchen w/cherry custom cabinets, DW, gas stove, & built-in China cabinet; living room w/original restored HW flooring & crown molding; mud/laundry room, ½ bath & covered L-shaped front porch. **2nd Floor** has 4 bedrooms w/closets & one full bath w/dbl bowl & Corian topped cherry vanity. Full floored walk-up **Attic**. **Basement** has family room w/electric fireplace, utility room and outside exit. Oil hot air heat, new central vac & water softener, on site well & septic.

2 Car Garage w/2nd floor storage. **18' x12' Storage Shed** w/built-in shelves.

Note: This beautiful one acre level country setting has mature shade trees and landscaping, brick walkways & a paved driveway, a large garden area and a wooden play set & slide. Conveniently located within minutes of Rt.222, Rt.322, & Rt.23. Taxes: \$2236

Open House: Saturday, October 10th, 17th, & 24th from 1-3PM or anytime by appointment phone 610 286-5183.

Terms: 10% down day of sale; settlement within 45 days.

Terms By: Christopher A. & Cynthia S. Long



HFA **HORNING**
FARM AGENCY, INC.
REALTORS • AUCTIONEERS • APPRAISERS

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