

PUBLIC AUCTION

#1) 4 Bedroom 2 Story House on 12 Acres & Personal Property

#2) Adjoining 7 Acre Wooded Lot (sold as separate parcel)

#3) New Motor Home & Antique Car

Bowmansville/Maple Grove Area

Saturday, August 3, 2013 at 9:00 AM w/ Real Estate at 11:00 AM

569 Yellow Hill Rd., Narvon, PA 17555, Brecknock Twp., Lancaster County, Eastern Lancaster Co. School District

AUCTION HELD AT 586 YELLOW HILL ROAD, NARVON, PA 17555

From Rt. 23, take Rt. 625 North toward Bowmansville, turn right onto Oaklyn Drive, right on Yellow Hill to properties on left.



Front Foyer	7 x 7	Eat-in Kitchen	20 x 12	Master Bedrm	27 x 17	UL Master Bath	8 x 7
Living Room	19 x 15	Sunroom	20 x 11	Master Bath	11 x 8	UL Bedroom	13 x 12
Dining Room	16 x 14	Half Bath	7 x 5	UL Loft	20 x 15	UL Bedroom	12 x 12
Family Room	23 x 12	Back Foyer	12 x 7	UL Master BR	15 x 14	UL Full Bath	8 x 7

This beautiful contemporary 4 bedroom home is completely secluded in a very quiet and tranquil setting with 3,348 sq. ft. of living area offering interesting and upscale design. **First floor** includes a foyer w/closet; living room w/vaulted ceiling & exposed beams, overlooking loft, and brick wood burning fireplace; centrally located dining room; cherry kitchen with black granite countertops, natural stone floor & backsplash, built-in desk area, refrigerator, electric range, dishwasher, and breakfast area; family room w/vaulted ceilings & wet bar; heated sunroom with tile floor; back foyer with half bath, laundry & closet; master bedroom w/sunken hot tub, 18'x5' walk-in closet, and master bath with glass block walls. **Second Floor** features a loft overlooking family room; 2nd master bedroom w/ 12' x 6' walk-in closet; master bath; 2 other bedrooms; and a full bath. The home has a full basement with concrete floor & outside exit and an attached **3 car garage** w/electric openers (25' x 36'). A side deck (20' x 10') offers quiet solitude within a gated courtyard including a water garden while the back of the home features a 44' x 75' entertainment area complete with tiki bar and heated 17' x 29' inground lagoon shaped pool. The home has oil hot water heat w/central air, summer/winter hook-up, on site well and septic.

This gorgeous property is a must see as it has too many details to mention! Located in close proximity to state game lands and within minutes of schools, shopping, recreational facilities, and major roads.

Zoned: Residential / Taxes: \$5,041 (12 acres w/house) \$1,745 (7 Acres)

Open House: Saturday, July 13, 20, & 27 (1-3 pm) or anytime by apt. call 610-286-5183

Terms: 10% down day of sale; settlement within 45 days of sale Terms By: Judith Bakker

Merle Eberly - 2417-L

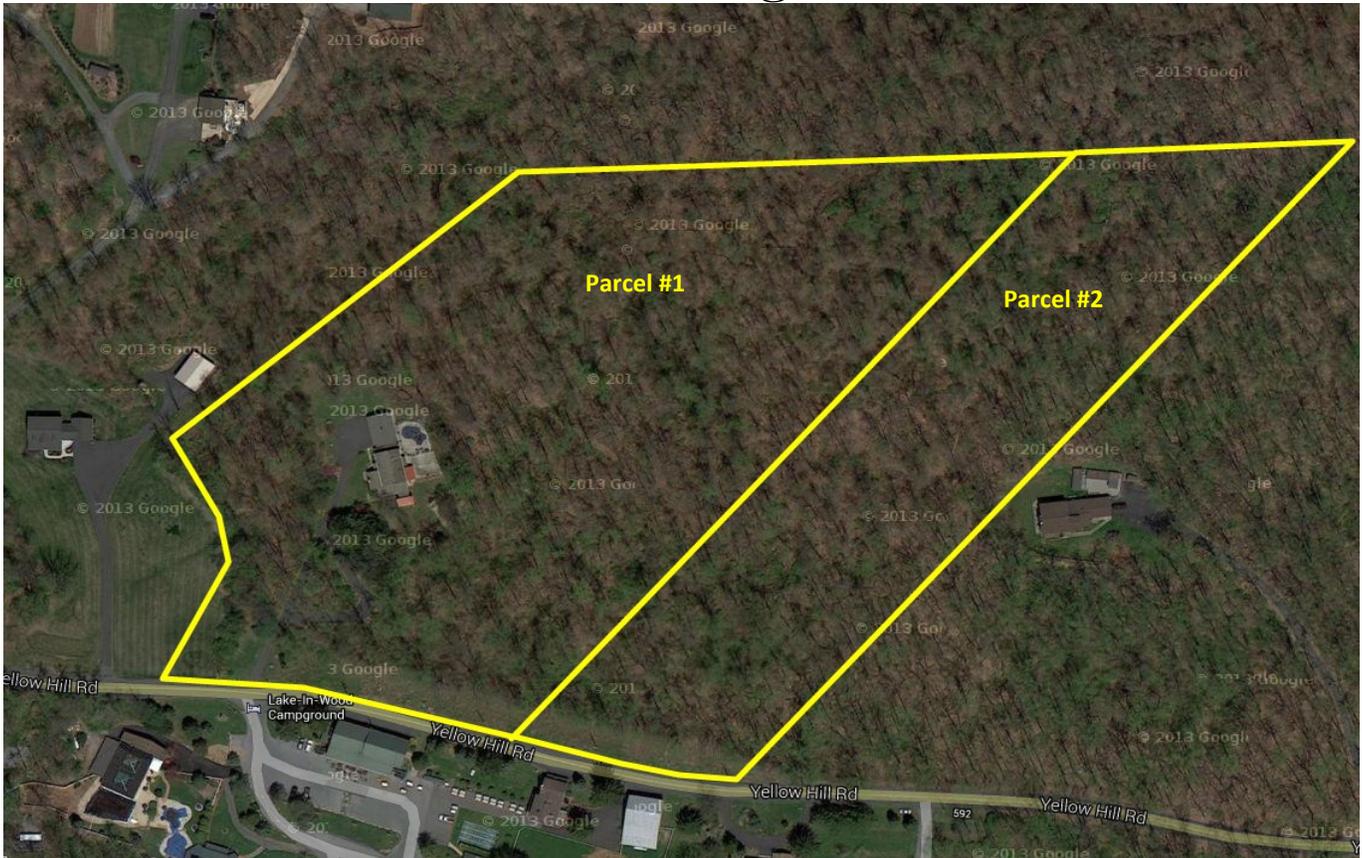
Alvin Horning - C.Ivan Stoltzfus CAI



610-286-5183

www.horningfarmagency.com

Plotting



Parcel #2 Adjoining 7 Acre Wooded Lot - 579 Yellow Hill Rd., Narvon, PA 17555, Brecknock Twp., Lancaster County, Eastern Lancaster Co. School District. This beautiful wooded parcel has 300' of road frontage on Yellow Hill Road, is vacant land and open to any builder—a great location for your dream house or as an investment! **Located in close proximity to state game lands and within minutes of schools, shopping, recreational facilities, and major roads.** Taxes \$1,745



#3 New Motor Home

NEVER USED: Dynamax Corporation, ISATA Touring Sedan E450

The Isata E-Series Touring Sedan/Class C Motorhome is for serious drivers who don't want to choose between maneuverability and comfort. This Luxury Motor Coach is small and zippy yet powered by a 305-hp 6.8L Triton V-10 engine on the Ford E450 chassis, it is as comfortable climbing a narrow mountain road as it is navigating in tight downtown traffic.

14,500 lb. GVWR

Four-point semi-automatic leveling jacks

Five-speed torque-shift overdrive transmission

5,000-lb. towing capacity

Living room slide-outs with cross flow vented windows

Antique Car

1952 Buick Super Eight w/ 67,271 miles



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