

PUBLIC AUCTION

**22+/- ACRES COUNTRY ESTATE, RESTORED STONE HOUSE,
2 APARTMENTS, BANK BARN, CONESTOGA WAGON,
ANTIQUES & PERSONAL PROPERTY**

UNION GROVE/CHURCHTOWN AREA

PARCEL #1: BUILDINGS ON 10.48 ACRES

PARCEL #2: 9 ACRES OPEN FARMLAND

PARCEL#3: 2.69 ACRES WOODLAND

(OFFERED SEPERATELY OR AS AN ENTIRETY)

SATURDAY, DECEMBER 15, 2018 @ 9 AM w/RE @ 12 PM



LOCATION: 1817 Spring Hollow Road, East Earl, PA 17519. From Rt. 625 at Union Grove, take Union Grove Rd, southeast for 1.3 miles, left onto Spring Hollow Road for 0.5 miles to property on right.

REAL ESTATE: Parcel #1: Beautifully restored 1776 circa stone 4 BR house w/2,846 sq. ft., 2 one bedroom apartments, bank barn, 2 silos, and 2 ponds on 10.48 acres. **HOUSE:** First Floor: Kitchen w/Corian countertops, 6 person bar area, glass top elec. range, microwave, d/w, garbage disposal, original corner cupboard & closet laundry; dining rm.; sunny family rm. w/brick gas fireplace, overlooks pond; office; living rm. w/stone wood burning fireplace; 2 rms. (original house) w/random width h/w floor, stone walk-in fireplace w/cooking pot; 2 half baths; & Foyer. Second Floor: 4 bedrms. (one w/stone wood burning fireplace); & 2 full baths. Full attic, basement w/outside exit; attached 2-car garage; 2 tier composite deck; propane heat w/lower level central air; on site well & septic. **APARTMENTS:** Each unit contains a kitchen w/refrigerator & elec. range; living rm.; bedrm; full bath; & laundry. Separate electric baseboard heat; shares well & septic w/main house. **OUTBUILDINGS:** Bank barn, 28 X 74 W/ 22 X 48 dairy addition (approx. 6,300 sq.ft.). Upper level 35 x 86 rustic finished entertainment/event room, insulated w/propane heat, two 11 x 12 overhead doors. Lower level stables, storage & workshop. 2 Silos (12' & 14') & Stone spring house. **LAND:** 10.48 acres, approx. half wooded w/meadow, 2 ponds, paved drive & parking areas, lawns w/perennial beds, shade trees & ornamental trees. Taxes: \$6,364. Zoned R-1. **Parcel #2:** 9 Acres of open tillable prime farmland located on the south side of Spring Hollow Road. Taxes: \$2,777. Zoned Agricultural. **Parcel #3:** 2.69 Acres of woodland. Taxes: \$1,395. Zoned R-1

NOTE: This gorgeous property has many possibilities! Rich in character with exposed beams, stone walls, 21" window sills, skylights, spacious wrap deck, colorful stone edged perennial beds, ponds w/large mouth bass, bridge, stream, gazebo, brick & stone walks, paved driveway & parking, beautiful rustic entertainment/events room in barn, 2 apartments generating \$1,000/mo. Income, and much more!

OPEN HOUSE: Saturday, November 24, December 1 & 8 (1-3 pm.) or by apt. call 610-286-5183.

TERMS: 10% down day of sale; settlement within 45 days of sale; Terms by: Clair S. and Arlene Eberly; Adrian Young Attorney.

Merle Eberly
Alvin Horning, C Ivan Stoltzfus CAI
Horning Farm Agency, Inc. AY002091



HorningFarmAgency.com
610-286-5183

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SEE REVERSE SIDE FOR MORE DETAILS OR VISIT OUR WEBSITE



Lot Size/Acres: **10.48 Acres**
 School District: **Elanco**
 Township: **Caernarvon**
 County: **Lancaster**
 Taxes: **\$6,364**
 Zoning: **R-1**
 Type: **2 1/2 Sty Farm House & 2 Apartments**

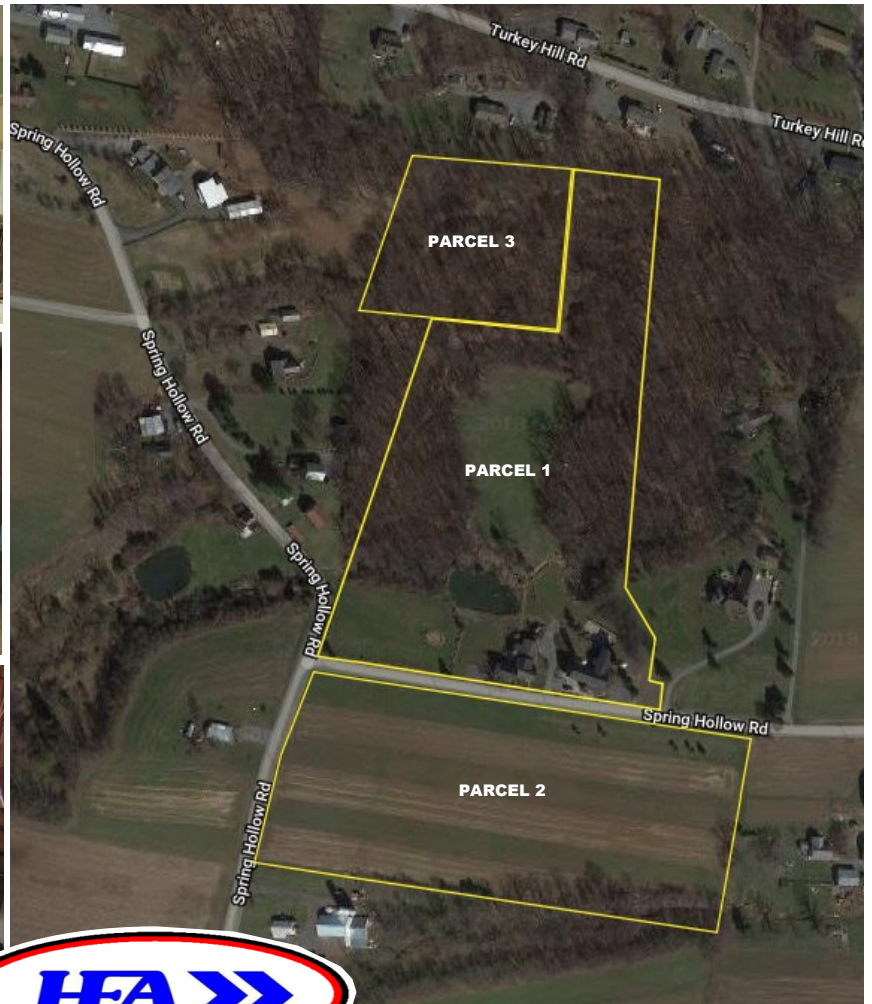
Construction: **Stone**
 Roof: **Shingle & Tin**
 Square Feet: **Main House: 2,846**
Apartments: 782 each
 Age, Condition: **1776 Restored**
 Flooring: **Wood, Vinyl, Carpet**
 Bedrooms: **4**
 Baths: **2 Full, 2 Half**

Laundry: **Yes**
 Attic: **Yes**
 Basement: **Yes w/OE**
 Fireplace: **Yes, 3**
 Heating: **Propane, Gas & Wood FP**
 Cooling: **Central Air/Ceiling Fans**
 Appliances: **D/W, Range, Microwave**

Deck/Porch: **22 x 25 Composite Deck & 14 x 32 Brick Patio**
 Garage: **2 Car Attached**
 Outbuildings: **Bank Barn, 2 Silos, Stone Spring House**
 Water: **Well**
 Sewer: **On Site**

Room Sizes

Main House: Kitchen: **11 x 25** Dining Rm: **13 x 14** Family Rm: **15 x 17** Living Room: **16 x 20** Office: **7 x 10** Original House 2 Rms: **12 x 12 & 12 x 16**
 Foyer: **5 x 10** Bedrm: **15 x 18** Bedrm: **12 x 17** Bedrm: **12 x 14** Bedrm: **9 x 14** Apartments: **Call for room sizes.**



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