

# PUBLIC AUCTION

## 4 BR Home on 3.75 Acres w/Barn & Stream

**Bowmansville/Turkey Hill Area**

**Thursday, October 2, 2014 @ 4:00 PM**

**168 Laurel Rd., East Earl, PA 17519, Brecknock Twp, Lancaster Co, Elanco School District**

*From Bowmansville, take Rt. 625 South for 1.5 miles, left on Laurel Rd for .4 miles to property on right.*



Eat-In Kitchen 13 x 25	Bedroom 10 x 11	Master BR 13 x 14	LL Family Rm 13 x 17	LL Bedroom 13 x 13
Living Room 14 x 18	Bedroom 11 x 11	LL Kitchen 11 x 13	LL Den 8 x 13	LL Laundry 9 x 10

This 2,520 sq. ft. home features an eat-in kitchen w/dishwasher & glass sliding door to deck; living room w/picture window; 3 bedrooms and a full bath w/double bowl vanity & linen closet on the main level. The lower level has a 2nd kitchen w/electric stove; family room w/stone fireplace w/wood stove insert; den; laundry w/laundry tub & laundry chute; bedroom w/built-in counter, full bath, and a 12 x 22 storage area. Oil hot water baseboard heat w/central air, on site well and septic, & wired for generator. The home has a 16 x 18 attached 2 car garage w/elec. openers; 5 x 50 covered front porch; 18 x 15 rear deck; and 22 x 28 Two story barn w/2 horse stalls, 2nd floor for hay storage w/ attached 28 x 16 insulated shop and 16 x 18 garage; 10 x 16 dog kennel w/3 runs; and a stone spring house. **NOTE:** *This beautiful well maintained property has a sweeping macadam driveway that crosses over a stream w/ a stone bridge. The property has lush flat lawns w/ornamental, fruit, and shade trees, stone edged perennial beds, and fenced garden area.*

**Open House:** Saturday, September 13, 20 & 27 (1-3 pm) or anytime by apt. call 610-286-5183 **Taxes:** \$3,877

**Terms:** 10% down day of sale; settlement within 45 days of sale **Terms By:** Elvin H. & Mary Lou Hurst



Merle Eberly - 2417-L—Brian Oberholtzer  
Alvin Horning - C.Ivan Stoltzfus CAI



**Realtors - Auctioneers - Appraisers**

**HorningFarmAgency.com**  
**610-286-5183**



