

PUBLIC AUCTION

3 BR Ranch House w/2 car Garage on 1.44 Acres

Collectibles & Personal Property

Bowmansville Area

Saturday, May 21, 2016 at 9:00 AM w/Real Estate at 11:00 AM

1734 Bowmansville Rd, Mohnton, PA 19540, Brecknock Twp, Lancaster Co, Elanco School District

From Bowmansville take Rt 625 N 1.7 mi, left on E Bowmansville Rd for 0.2 mi, right on Bowmansville Rd for 0.7 mi to property.

If using GPS specify Lancaster County.



11 x 22 Living Room

8 x 13 Kitchen

5 x 11 Full Bath

11 x 13 Bedroom

12 x 12 Dining Room

7 x 9 Laundry

11 x 16 Bedroom

8 x 20 Bedroom

This immaculate well maintained ranch home is situated on a beautiful country lot w/scenic frontal views and backed by woods. The house has 1,344 sq. ft. of living space and features a living room w/picture window; dining room w/built-in bookshelf and glass sliding door to a covered 12 x 12 rear deck; kitchen w/electric range, pantry and walk-in pantry; laundry w/built-in cabinets; full bath w/linen closet; 3 bedrooms; and a half bath. The house also has a full basement w/2 car garage w/electric openers, laundry tub, and extra storage/living area. The home has propane hot air heat w/central air; 1,000 gallon propane tank; on site well and septic, 200 amp electric service, gas water heater, replacement windows, and all window treatments (except master bedroom) are included. The property also contains a 10 x 16 storage shed w/220 amp electric service. Taxes: \$2,402

Open House: Saturday, April 30, May 7 & 14 (1-3 pm) *or anytime by apt. call 610-286-5183*

Terms: 10% down day of sale; settlement within 60 days of sale **Terms By:** Arlan & Mary Ellen Landis

This property has a beautiful setting w/scenic views of surrounding farms and mountains, has been well maintained and is in immaculate condition!



Merle Eberly - 2417-L—Brian Oberholtzer

Alvin Horning - C.Ivan Stoltzfus CAI

Realtors - Auctioneers - Appraisers

HorningFarmAgency.com

610-286-5183



Information is deemed correct but not guaranteed.



Realtors - Auctioneers - Appraisers
HorningFarmAgency.com
610-286-5183