

PUBLIC AUCTION

3 Bedroom Ranch Style Home on 18.44 Acres

Quarryville Area

Saturday, October 5, 2013 @ 11:00 AM

540 Valley Rd, Quarryville, PA 17566, Eden Twp, Lancaster Co, Solanco School District

In Quarryville at JCT of Church & State Streets, take East State Street for 1.3 miles to property on left.



Living Room 17 x 22	Sun Room 17 x 17	Bedroom 11 x 12
Kitchen/Dining Room 13 x 22	Master Bedroom 13 x 14	Bedroom 11 x 11
Laundry 8 x 5	Master Bath 8 x 13	Full Bath

This 1,560 sq. ft. Vinyl sided home with an attached 1,152 sq. ft. 3 car garage is situated on 18.44 acres with rolling manicured lawns, mature shade trees and a spring. The land is mostly wooded with approximately 3 acres open area. The well maintained home features a living room w/ a stone wood burning fireplace and vaulted ceiling; a dining room with a large built-in hutch/display cabinet; 54 handle kitchen w/a bar, dishwasher, glass top electric range, and refrigerator; a sun room with gorgeous views; laundry w/built-in cabinets; master bedroom with 5'x13' walk-in closet; master bath with a garden tub; and much more! Oil hot air w/central air, on site well and septic. **Zoned:** Conservation **Taxes:** \$3,314. **Open House:** Saturday, September 14, 21, & 28 (1-3 pm) *or anytime by apt. call 610-286-5183* Financing, deposit or bridge loan available to qualified buyer. **Terms:** 10% down day of sale; settlement within 45 days of sale. **Terms By:** Lester D. Murphy Estate & Ellen L. Murphy **Atty:** Harry Yost



Merle Eberly - 2417-L

Alvin Horning - C.Ivan Stoltzfus CAI

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

610-286-5183

www.horningfarmagency.com

Aerial

