

PUBLIC AUCTION

Farmette w/Ranch House & Barn on 8.90 Acres

Schoeneck Area

Tuesday, August 18, 2015 at 5:00 PM

685 Wollups Hill Rd, Stevens, PA 17578, W Cocalico Twp, Lancaster Co, Cocalico School District

From Ephrata take Rt. 272 N, L on Wabash Rd for .7 mi, continue on Indiantown Rd .5 mi, right on Wollups Hill Rd .2 mi to property on left



LL Kitchen/ Dining Rm 15 x 23

Living Room 13 x 22

Bedroom 13 x 13

LL Family Room 12 x 21

Laundry 13 x 13

Bedroom 10 x 12

LL Full Bath 7 x 10

Master Bedroom 14 x 19

Full Bath 10 x 12

This one owner custom built ranch house offers 2,324 sq. ft. of living space and is beautifully situated in a mostly secluded setting surrounded by gorgeous landscaping, curving concrete walkways, and hand cut stone walls. The house interior is rich with custom details including exposed beams, built-in bookshelves, wood & brick walls & large casement windows throughout. The house features a **Family Room** w/brick hearth, wood burning stove & glass door to patio; **Kitchen/Dining Room** w/laminate floor, lots of granite countertop space including 4 person bar, DW, fridge, gas range, microwave, built-in desk, lg. pantry & ceiling fan; **Full Bath** w/glass shower & linen closet; and a **Utility Room** on the main level. The upper level has a **Living Room** w/cathedral ceiling, ceiling fan, brick hearth w/wood burning stove & glass door to deck; **Laundry Room** w/skylight, lots of cabinets & counter space (could be used for 2nd kitchen); **Master Bedroom** w/skylight, ceiling fan & door to patio; **2 More Bedrooms** and a **Full Bath** w/clawfoot tub & linen closet. The home has forced air & wood stove heat (oil back-up), central air, on site well and septic & 440 amp elec. The property includes an attached oversized **2 Car Garage** w/lots of cabinets, elec. opener & key pad; **13 x 17 Deck**; **30 x 70 Barn** w/3 horse stalls, heated insulated work shop, 2nd floor storage, and 200 amp elec.; **24 x 40 Pole Barn** w/3 bays & lean to; **24 x 24 Two Story Tree House** w/wrap deck, AC unit, 100 amp elec., rough plumbed for water & sewer (needs holding tank); **16 x 20 Detached Single Car Garage**; 2 tier pond w/waterfall; & large patio area w/fire pit. This beautiful property has approx. 5 acres fenced pasture, 2 acres wooded with the balance in open ground. **Extras:** Whole house generator, new furnace, new oil tank, water purifier light, soft water & conditioner, 500 gal. propane tank, gas line to house, curtains (except Master BR), security cameras, and electric fence around pasture.

Taxes: \$7,515 **Open House:** Saturday, July 25, August 1 & 8 (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: Lonnie R. & Victoria I. Schlott



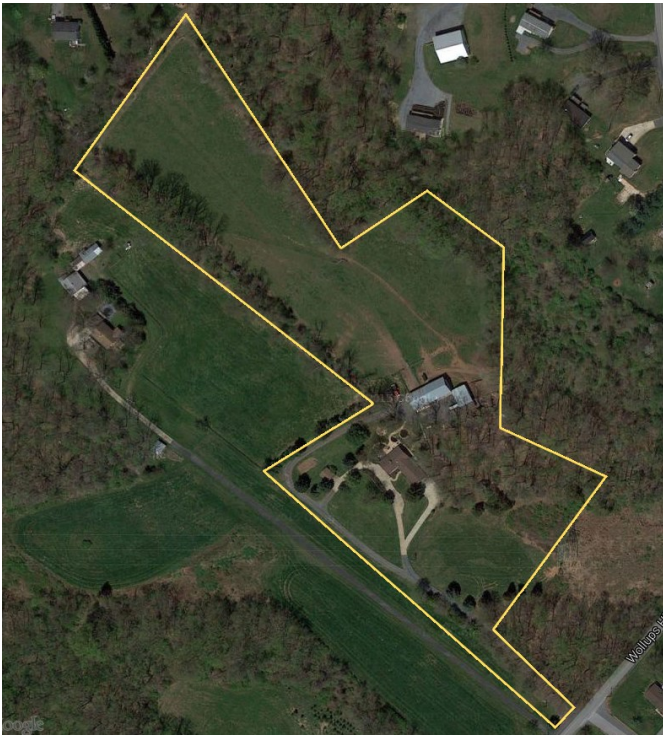
Merle Eberly - 2417-L—Brian Oberholtzer

Alvin Horning - C.Ivan Stoltzfus CAI

Realtors - Auctioneers - Appraisers

HorningFarmAgency.com

610-286-5183



Information is deemed correct but not guaranteed.



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