

PUBLIC AUCTION

3 BR Ranch House on .35 Acre Country Lot

Blue Ball Area

Monday, October 12, 2015 @ 5:00 PM

1048 Sunset Ave, East Earl, PA 17519, E. Earl Twp, Lancaster Co, Elanco School District

From Blue Ball, take Rt. 322 West to first left on Sunset Ave to property on left.



Living Room 12 x 21

Kitchen 11 x 12

Bedroom 10 x 13

Bedroom 10 x 11

Dining Room 10 x 24

Enclosed Porch 11 x 21

Bedroom 9 x 10

Full Bath

This 1,390 sq. ft. vinyl sided home is situated on a flat open country lot w/mature shade trees and perennial beds and faces an expansive corn field. The home features a living room; dining room; kitchen, enclosed porch; 3 bedrooms, and a full bath with mostly hardwood floors and many ceiling fans throughout. The home also has a 14 x 28 attached 1 car garage w/electric opener and work bench; basement with concrete floor, washer & dryer hook-up, and cold cellar; brand new heat pump with central air; and public water & sewer. The property also contains a 17 x 34 rear patio with a fish pond and a 10 x 18 storage shed w/outside water pump.

NOTE: This property, situated in a very peaceful setting, is conveniently located within minutes to schools, shopping, and other small town conveniences. Easy access and centrally located to Ephrata, Morgantown, Honey Brook, and Leola.

Open House: Saturday, September 19 & 26 and October 3 (1-3 pm) *or anytime by apt. call 610-286-5183*

Taxes: \$2,628

Terms: 10% down day of sale; settlement within 45 days of sale **Terms By:** Trevor & Roxanne Sensenig

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



Realtors - Auctioneers - Appraisers

HorningFarmAgency.com
610-286-5183

