

PUBLIC AUCTION

**4 BR RANCH HOUSE w/ATTACHED 2 CAR GARAGE ON
2.5 ACRES & PERSONAL PROPERTY**

CHURCHTOWN/ MORGANTOWN AREA

SATURDAY, MAY 4, 2019 AT 9 AM W/REAL ESTATE @ 11 AM



LOCATION: 2605 Main Street, Morgantown, PA 19543. From Morgantown take Rt. 23 west for 1.7 miles to property on right.

REAL ESTATE: 4 BR ranch house containing 1,508 sq. ft. on main level w/attached 2 car garage and finished basement on 2.5 acres. Main level features a living room w/bow window; eat-in kitchen/dining room w/laminate flooring, wall oven, microwave, dishwasher, electric stove top, and glass sliding door to 14 x 14 rear deck; hallway w/closet; full bath; 4 bedrooms; and 2 car attached garage w/electric opener and washer & dryer hook-up. Basement w/outside exit; rec room; family room; full bath; storage room; and furnace room. Home has oil hot water heat w/summer/winter hook-up, on site well & septic. Property contains a 14 x 30 shed, two stone driveways w/extra parking on each end of house, mature shade trees & flower beds.

NOTE: This well maintained, solid built house is situated in a beautiful and peaceful setting with spectacular views of scenic farmland.

OPEN HOUSE: Saturday, April 13, 20, & 27 (1-3 pm.) or by apt. call 610-286-5183.

TERMS: 10% down day of sale; settlement within 45 days of sale. Terms by: Jesse R & Verna Mae Stoltzfus. Kling & Deibler Attorneys.

SEE REVERSE SIDE FOR MORE DETAILS OR VISIT OUR WEBSITE

Merle Eberly
Alvin Horning, C Ivan Stoltzfus CAI
Horning Farm Agency, Inc. AY002091



HorningFarmAgency.com
610-286-5183

AUCTIONEERS - REALTORS - APPRAISERS



Lot Size/Acres: **2.5**
 School District: **Elanco**
 Township: **Caernarvon**
 County: **Lancaster**
 Taxes: **\$3,634**
 Zoning: **AG**
 Type: **Ranch**

Construction: **Brick & Vinyl**
 Roof: **Shingle**
 Square Feet: **1,508 plus finished basement.**
 Age, Condition: **1981, Good**
 Flooring: **Carpet, Vinyl, Laminate**
 Bedrooms: **4**
 Baths: **2 Full**

Laundry: **Yes**
 Basement: **Yes w/O/E**
 Fireplace: **No**
 Heating: **Oil Hot Water**
 Cooling: **Ceiling Fans**
 Appliances: **Elec. Stove Top, Dishwasher, Microwave, Wall Oven**

Deck/Porch: **14 x 14 deck**
 Garage: **2 Car Attached**
 Outbuildings: **14 x 30 Shed**
 Water: **On Site**
 Sewer: **Septic**

Room Sizes

Living Room: **13 x 23** Kitchen: **13 x 23** BR: **13 x 14** Bedrm: **11 x 13** Bedrm: **10 x 11** Bedrm: **9 x 14**
 Lower Level: Rec Room: **20 x 30** Family Room: **13 x 22** Storage Room: **13 x 17**



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