

# PUBLIC AUCTION

## Ranch House & Garage/Shop on 5.4 Acres

Churchtown Area

Wednesday, September 16, 2015 at 5:00 PM

2458 Conestoga Creek Rd, Narvon, PA 17555, Caernarvon Twp, Lancaster Co, Elanco School District

From Churchtown take Rt. 23 E for about a mile, right on Shirktown Rd for .7 miles, straight on Conestoga Creek Rd for .4 mi to property on right.



Living Room 11 x 22  
Kitchen/Dining Room 13 x 18

Bedroom 10 x 11  
Bedroom 11 x 15

Bedroom 13 x 15  
Full Bath

***This vinyl sided ranch house offers 1,458 sq. ft. of living space*** and has been recently updated with new heating and air conditioning system, new windows, doors, insulation, drywall, siding, roof, carpet, kitchen, bath fixtures and more! The home is situated on 5.4 wooded acres with a gorgeous 180 degree view of the Conestoga Valley. The house features a living room w/bay window & coat closet; kitchen/dining room w/an 18 handle kitchen, electric range & refrigerator; full bath w/linen closet; and 3 bedrooms (one with hardwood floor). The home has an attached 1 car garage w/electric opener; basement w/washer & dryer hook-up; and pull down stairs to attic. Oil hot air w/central air heat; electric water heater; on site well and septic. Outbuildings include a 30 x 28 detached steel sided garage/shop w/water and electric and two 10 x 10 overhead doors; and an 8 x 8 storage shed.

***This is a beautiful property in a very desirable setting and conveniently located within minutes to the PA Turnpike.***

**Open House:** Saturday, August 22 & 29 and September 5 & 12, (1-3 pm) *or anytime by apt. call 610-286-5183*

**Taxes:** \$2,645 **Terms:** 10% down day of sale; settlement within 45 days of sale **Terms By:** Allen L. Styer, III

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



**Realtors - Auctioneers - Appraisers**

**[HorningFarmAgency.com](http://HorningFarmAgency.com)**  
**610-286-5183**



Information is deemed correct but not guaranteed.



PO Box 251, Morgantown, PA 19543

610-286-5183

[www.horningfarmagency.com](http://www.horningfarmagency.com)