

PUBLIC AUCTION

Ranch House on 1.4 Acres

Household Goods, Lawn Tractor, Guns & Hunting

Bowmansville/Adamstown Area

Saturday, June 7, 2014 @ 9:00 AM w/Real Estate at 11:00

454 Orchard Rd, Mohnton, PA 19540, Brecknock Twp, Lancaster Co, Elanco School District

From Weaver Mkt. at 272 & 897, take 897 S for 1.3 mi, left onto Gehman School Rd for 9/10 mi, right on Orchard Rd for 2/10 mi to property on left. From Bowmansville take 625 N for 1.7 mi, left on E Bowmansville Rd for 2/10 mi, right onto Bowmansville Rd for 1/10 mi, left onto Orchard Rd for 1 mi to property on right



Living Room 13 x 19

Family Room 19 x 20

Bedroom 12 x 14

Master Bedroom 13 x 14

Kitchen/Dining Rm 14 x 25

Full Bath

Bedroom 12 x 14

Master Bath

This 1,962 sq. ft. Home is situated on an open country lot, surrounded by open fields and woods. The solid built brick & vinyl sided home features a **Living Room** w/bay window, brick planter, and slate foyer; **Kitchen/Dining Room** w/cherry stained white birch cabinets, built-in desk, 7'x3' island w/seating, glass top electric range, dishwasher, microwave, garbage disposal, and closet laundry; sunny **Family Room** w/brick gas fireplace, exposed beams, wood sided walls, and glass sliding door to deck; **3 Bedrooms**; and **2 Full Baths**. Attached **2 Car Garage** w/electric opener and closet; **Attic** storage and **Full Basement** w/kitchen, cold cellar, and outside exit. Heat pump w/central air, coal stove, and propane heat; on site well and septic. 20' x 16' covered **Deck** and 10' x 12' **Storage Shed**. NOTE: Window treatments remain with the property; new roof in 2007 (Tamko 30 yr shingles). **Zoned:** Res **Taxes:** \$2,939

Open House: Saturday, May 17, 24, and 31 (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:** Clarence K. & Susan I. Weaver
(Lynn Weaver -717-587-6475)

This is a very desirable property with an exceptional setting on over 1.4 acres of land! Located on a quiet country road but within minutes of PA Turnpike and Rts 222, 272, 897 & 625.

Seller is moving and is motivated to sell!

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

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

610-286-5183

www.horningfarmagency.com



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

PO Box 251, Morgantown, PA 19543

610-286-5183

www.horningfarmagency.com