

PUBLIC AUCTION

RANCH HOME W/2 CAR GARAGE, WOODWORKING SHOP & DETACHED GARAGE ON 1.89 ACRES & WOODWORKING EQUIPMENT, RIDING MOWERS & PERSONAL PROPERTY

KINZERS/WHITE HORSE AREA

TUESDAY, JUNE 23, 2020 AT 5 PM



LOCATION: 231 Spring Garden Road, Kinzers, PA 17535. From Intercourse take Rt. 340 E for 0.4 mile, right onto Spring Garden Road for 0.5 mile, right onto Martin Road, left onto Spring Garden Road to property on left.

REAL ESTATE: 3 BR 2.5 bath Ranch House w/daylight basement and 2 car garage on a 1.89 acre country lot w/woodworking shop and detached garage. The home contains 1,300 sq. ft. on main level featuring an eat-in kitchen w/gas range & washer/dryer hook-up; living room; 2 full baths; and 3 bedrooms. The lower level has 575 sq. ft. of living space w/a brick hearth & pellet stove, 1/2 bath & outside exit; cold cellar; 2 car garage. Electric baseboard heat; on site well and septic; double pane insulated windows throughout. **Insulated Woodworking Shop w/electric** (24 x 17). **32 x 20 Garage** (block & frame) w/overhead door.

NOTE: This maintenance free ranch house has a nice southern exposure setting with beautiful views of rolling farmland.

OPEN HOUSE: Saturday, May 30, June 6 & 13 (1-3 pm.) or by apt. call 610-286-5183.

TERMS: 10% down day of sale; settlement within 45 days of sale; Terms by: Kenneth L. Martin; 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

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Lot Size/Acres: 1.89 Acres	Construction: Frame, Aluminum & Brick	Baths: 2 Full, 1 Half	Appliances: Gas Range
School District: Pequea Valley	Roof: Shingle	Laundry: Washer & Dryer Hook Up	Deck/Porch: None
Township: Salisbury	Square Feet: 1,875 (divided)	Basement: Full w/OE	Garage: 2 Car Attached
County: Lancaster	Age, Condition: 1978, Good	Fireplace: Pellet Stove	Outbuildings: Woodworking Shop and 32 x 20 Garage
Taxes: \$2,721	Flooring: Vinyl, Carpet	Heating: Electric Baseboard & Pellet Stove	Water: On Site
Type: Ranch	Bedrooms: 3	Cooling: Window A/C Units	Sewer: On Site

Room Sizes

Living Room: **11 x 25** Kitchen: **11'6 x 23** Master Bedroom: **11 x 13** Bedroom: **11 x 13** Bedroom: **8 x 11**
LL Rec Room: **575 sq. ft.**



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