

PUBLIC AUCTION

2.5 STY. 3 BR FARM HOUSE AND 3 CAR GARAGE/SHOP ON 1/3 ACRE

BLUE BALL/HINKLETOWN/EAST EARL AREA
TUESDAY, AUGUST 11, 2020 AT 6 PM



LOCATION: 2821 Division Hwy, New Holland, PA 17557. From Hinkletown take 322 E. for 2.2 miles. From Blue Ball take 322 W. for 2.7 miles.

REAL ESTATE: 2.5 Sty. 3 BR 2 bath Farm House and 3 car garage/shop on a 1/3 acre country lot. The home contains 1,720 sq. ft. of living space with main level eat-in kitchen, living room, family room, full bath and laundry. Upper level has 3 bedrooms, a large landing w/closet (could be used for 4th bedroom) and a full bath. The home has a walk-up attic and basement, oil baseboard heat, on site well and septic. The home has been updated with new roof, new windows, some new flooring, fresh paint and more, all ready to be moved in to! The property also contains a 3 car garage/shop (24 x 46) w/2nd floor storage.

NOTE: This newly updated house has a great location with easy access & minutes to Hinkletown, Blue Ball, Rts. 222 and 23. This is a great opportunity to purchase an affordable home for first time buyer or investment opportunity!

OPEN HOUSE: Saturday, July 18, 25 & August 1 (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 Stoltzfus, 717-466-0443; 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: **1/3 Acre**
 School District: **Elanco**
 Township: **Earl**
 County: **Lancaster**
 Taxes: **\$2,864**
 Type: **Farm House**

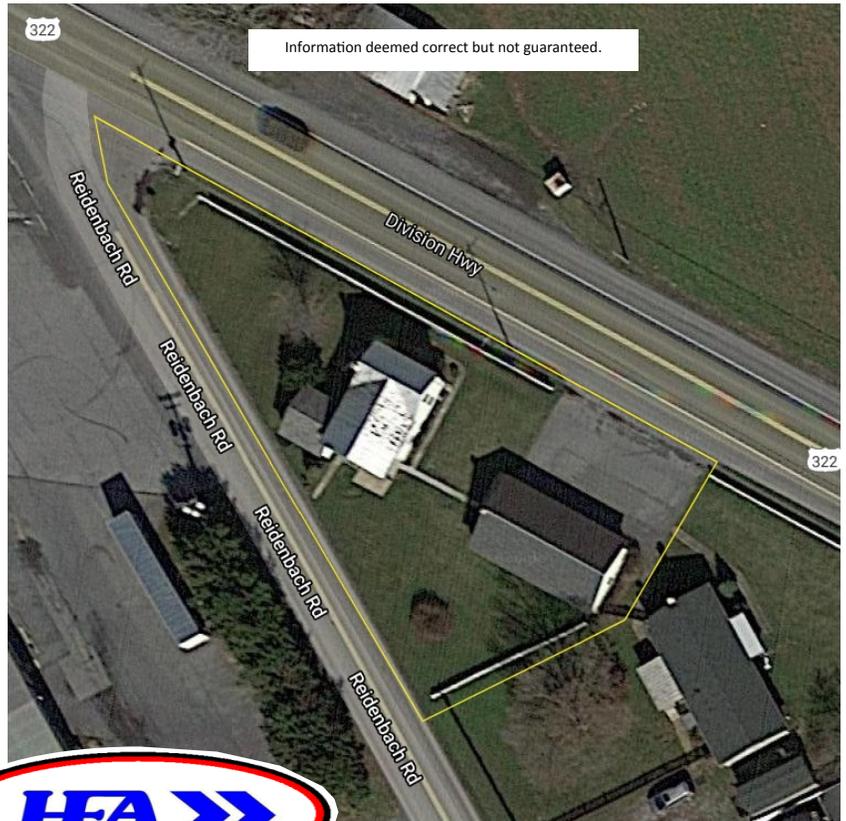
Construction: **Frame, Siding**
 Roof: **Shingle**
 Square Feet: **1,720**
 Age, Condition: **1905, Remodeled**
 Flooring: **Vinyl, Carpet**
 Bedrooms: **3**
 Baths: **2 Full**

Laundry: **Yes**
 Basement: **Yes**
 Fireplace: **No**
 Heating: **Oil Baseboard**
 Cooling: **No**
 Appliances: **Refrigerator, Electric Range**

Deck/Porch: **Yes**
 Garage: **3 Car Garage/Shop**
 Water: **On Site**
 Sewer: **On Site**

Room Sizes

Laundry: **7 x 8** Kitchen: **13'6 x 18** Living Room: **15 x 21** Family Room: **11 x 16** Full Bath: **4 x 9**
 Bedroom: **12 x 13'6** Bedroom: **12 x 16** Bedroom: **9 x 13** Landing: **10 x 13** Full Bath: **7 x 10**



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