

PUBLIC AUCTION

**PARCEL 1: 4 BR 2 STY. HOUSE w/GARAGE & BARN W/
HORSE STALL ON 1 ACRE.**

**PARCEL 2: ADJACENT 1.68 GROSS ACRES WOODED LOT
BOWMANVILLE, FIVEPOINTVILLE AREA**

WEDNESDAY, DECEMBER 16, 2020 @ 4 PM



LOCATION: 328 Panorama Drive, Denver, PA 17517. From Bowmansville, take Rt. 625 N. 0.8 mile, left on Bowmansville Rd. for 0.7 mile, left on Panorama Drive 0.6 mile to property on the right.

REAL ESTATE PARCEL 1: 4 BR 2 story house containing 1,768 sq. ft. w/attached garage & barn w/horse stall on 1 acre.

House: Main Level: Living rm. w/laminate wood floor & brick hearth w/ wood burning stove; Eat-in Kitchen w/gas range & door to patio; Office w/built-in bookshelves; Laundry Rm. w/sink & cabinets; and half bath. Upper Level: 4 bedrooms (3 w/hardwood floors); full bath; 2 hall closets (one cedar lined). The home has a full attic, full basement w/concrete floor and outside exit, attached 1 car garage, 14 x 16 rear patio, 5 x 22 covered front porch, electric baseboard heat, on site well and septic.

Barn: (24' x 36') w/water & electric, shop/tack room, drive-in bay, horse stall & upper level storage.

Storage Shed (12' x 24'). Paved drive w/stoned parking area, beautiful perennial beds & mature shade trees.

NOTE: This well maintained property has a gorgeous setting backed & sided by woods w/a frontal view and is central to Bowmansville, Fivepointville, & Adamstown. Owners have purchased another property and are motivated to sell!

OPEN HOUSE: Saturday, November 28 & December 5 & 12 (1-3 pm.) or by apt. call 610-286-5183.

TERMS: 10% down day of sale; settlement within 45 days of sale. Kling & Deibler Attorneys. Terms by: Jonathan & Anna Jane Brubaker (717) 445-9727 (Parcel 1) and Arthur Bensus (Parcel 2).

PARCEL 2: Located directly adjacent to the above property, this beautiful 1.68 gross acres wooded lot has level to gently sloping terrain and 202' road frontage along Panorama Drive with frontal farmland views. This convenient rural setting with quiet surroundings is an ideal site for your custom built home! Brecknock Twp., Lancaster County, Elanco School Dist. Taxes: \$1,236.

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**
 School District: **Elanco**
 Township: **Brecknock**
 County: **Lancaster**
 Taxes: **\$3,297**
 Zoning: **Ag**

Type: **2 Story**
 Construction: **Frame & Aluminum**
 Roof: **Standing Seam Tin**
 Square Feet: **1,768**
 Age, Condition: **1970, Good**
 Flooring: **Carpet, Vinyl, Laminate**

Bedrooms: **4**
 Baths: **1 Full, 1 Half**
 Laundry: **Yes**
 Basement: **Yes w/O/E**
 Fireplace: **Stove**
 Heating: **Electric, Wood Stove**

Cooling: **Ceiling Fans**
 Deck/Porch: **5 x 22 Porch**
 Garage: **1 Car Garage**
 Outbuildings: **24 x 36 Barn & Storage Shed**
 Water/Sewer: **On Site**

Room Sizes

Living Room: **14 x 25** Kitchen/Dining Room: **10 x 24** Office: **8 x 12** Laundry: **9 x 10**
 Bedroom: **12 x 16** Bedroom: **12 x 13** Bedroom: **9 x 12** Bedroom: **11 x 12**



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Information deemed correct
 but not guaranteed.