

# PUBLIC AUCTION

**6 BR FARM HOUSE W/DETACHED GARAGE & IN-LAW QUARTERS ON .64 ACRES**

**FIVEPOINTVILLE/RED RUN AREA**

**TUESDAY, JUNE 15, 2021 @ 5 PM**



**LOCATION:** 851 Fivepointville Rd., Stevens, PA 17578. From Fivepointville take Fivepointville Rd. 1.8 miles to property on left.

**REAL ESTATE:** 6 BR 3 bath vinyl sided farm house and detached steel sided garage & in-law quarters on .64 acres. **HOUSE:**

This 3,188 sq. ft. home features a spacious eat-in kitchen w/gas range, D/W, microwave, refrigerator & pantry; living room w/ pellet stove; dining room; large family room, laundry room & full bath. The second floor has a master bedroom w/bow window, gas stove, walk-in closet & full bath, 3 more bedrooms & another full bath. The third level has 2 bedrooms & attic storage. The basement has a finished rec room w/gas stove and walk-out. There is also an unfinished basement, a covered front porch, a side deck, 500 gal. propane tank, propane & forced air oil heat, on site well & septic. Behind the house is a beautiful area w/ gardens & pool w/deck enclosed in vinyl fence. **OUTBUILDING:** The outbuilding contains approx. 1,000 sq. ft. of garage/shop area on the lower level and 850 sq. ft. of beautiful in-law quarters on the upper level consisting of kitchen/living room, bedroom, walk-in closet & full bath, 2 entrances, 2 decks & heat pump w/central air. There is also an attached 8 x 16 greenhouse.

**NOTE:** This property is situated in a down-on-the farm setting with scenic views and a short stroll on a back country road to Little Muddy Creek. This property has a lot to offer, owners are downsizing and are motivated to sell!

**OPEN HOUSE:** Saturday, May 22, 29 & June 5 (1-3 pm.) or by apt. call 610-286-5183.

**TERMS:** 10% down day of sale; settlement within 45 days of sale. Terms by: Walter E. & Anne D. Stoltzfus. Kling & Deibler Attorneys.

Merle Eberly  
Alvin Horning, C Ivan Stoltzfus CAI  
Horning Farm Agency, Inc. AY002091



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

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Lot Size/Acres: <b>.64 Acres</b>	House: <b>2 1/2 Sty Farm House</b>	Laundry: <b>Yes</b>	Appliances: <b>Gas Range, Refrigerator, Dishwasher, Microwave</b>
School District: <b>Elanco</b>	Roof: <b>Tin</b>	Basement: <b>Yes</b>	Water: <b>Well</b>
Township: <b>Brecknock</b>	Square Feet: <b>3,188</b>	Fireplace: <b>No, numerous gas stoves, and pellet stove</b>	Sewer: <b>On Site</b>
County: <b>Lancaster</b>	Condition: <b>Good</b>	Heating: <b>Propane &amp; Forced Air Oil Heat</b>	Outbuildings: <b>Garage/Shop &amp; In-Law Quarters</b>
Taxes: <b>\$3,885</b>	Flooring: <b>Carpet, Vinyl, Wood</b>	Cooling: <b>Ceiling Fans</b>	
Zoning: <b>Agricultural District</b>	Bedrooms: <b>6</b>		
Type: <b>Residential</b>	Baths: <b>3</b>		

**Room Sizes**

Eat-In Kitchen: **15 x 19**   Living Room: **9 x 18**   Dining Room: **9 x 21**   Family Room: **18 x 24**   Laundry Room: **8 x 12**   Full Bath: **8 x 8**  
 Master Bedroom: **19 x 24**   Master Bath: **8 x 8**   Bedroom: **11 x 15**   Bedroom: **10 x 21**   Bedroom: **10 x 11**   Bedroom: **11 x 12**   Bedroom: **11 x 13**  
 Bath: **8 x 10**   Rec Room: **23 x 25**



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