

PUBLIC AUCTION

4 BR STONE HOME W/2 STY. BARN & GARAGE/SHOP ON 4 ACRES W/STREAM

DENVER AREA

Thursday, June 26, 2025 @ 5 PM



LOCATION: 985 S. Ridge Road, Denver, PA 17517, Lancaster County.

REAL ESTATE: 4 BR two-story stone home w/vinyl shake addition, steel sided 2 story barn and garage/shop on 4 acres w/stream. The home features a maintenance free exterior and approx. 2,535 SF of living space. The first floor has a mud room w/sink and cabinets; laundry/half bath; eat-in kitchen w/glass top electric range & stainless steel refrigerator; and a living room w/hardwood floor and exposed beams on the main floor. The 2nd level has 4 bedrooms; a full bath; and a walk-up attic. The home has a basement w/outside exit; oil hot water heat; on site well & septic; a covered L-shaped porch w/composite deck boards; 18" window sills; and replacement windows throughout. The property also contains a 24 x 42 steel sided garage/shop w/electric and a 30 x 36 steel sided 2-story barn w/water & electric, 2 horse stalls and 2nd floor open storage. The land consists of mostly fenced pasture with a stream running through the middle.

OPEN HOUSE: Saturday, June 7, 14 & 21 (1-3 pm) or by apt. call 610-286-5183 .

NOTE: This property is the perfect homesteader's paradise with the fenced meadows, stream and barn and is conveniently located within minutes of restaurants, gas stations, and grocery stores.

TERMS: 10% down day of sale; settlement within 45 days of sale. Terms by: Stephen Zimmerman. Attorneys Glick, Goodly, Deibler & Fanning LLP.

SEE REVERSE SIDE FOR MORE DETAILS OR VISIT OUR WEBSITE

Merle Eberly, Auctioneer
Steven Newswenger, Apprentice Auctioneer
Pete Sensenig, Auctioneer
Horning Farm Agency, Inc. AY002091



HorningFarmAgency.com
610-286-5183

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Lot Size/Acres: **4 Acres**
 School District: **Cocalico**
 Township: **West Cocalico**
 County: **Lancaster**
 Taxes: **\$2,631**
 Type: **2 Story**
 Construction: **Stone/Frame**

Roof: **Shingle**
 Square Feet: **2,535 (approx.)**
 Age, Condition: **1850, Good**
 Flooring: **Carpet, Vinyl, Wood**
 Bedrooms: **34**
 Baths: **1.5**
 Laundry: **Yes**

Basement: **Yes**
 Fireplace: **No**
 Heating: **Oil Hot Water**
 Cooling: **Ceiling Fans**
 Deck/Porch: **Front / Side Porch**

Garage: **Detached**
 Outbuildings: **24 x 42 Garage/Shop, 30 x 36 2 Story Barn**
 Water: **Well**
 Sewer: **On Site**

Room Sizes

Mud Rm: **9 x 12** Laundry/Bath: **9 x 9** Kitchen: **12 x 19** Living Rm: **17 x 22** Bedroom: **10 x 17** Bedroom: **11 x 15**
 Bedroom: **10 x 13** Bedroom: **10 x 12** Full Bath: **6 x 9**



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Information deemed correct but not guaranteed.