

PUBLIC AUCTION

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

DENVER / REINHOLDS 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, enrolled in Clean and Green 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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