

# Public Real Estate Auction

Fri., March 22, 9:30 AM, RE @ 12 Noon

**¾ +/- Acre • 1.5 Story • 4 BR House • 34'x44' Horse Barn  
Furniture • Household • L&G Tools • 1 Seated Carriage • Cab Wagon**

**148 Hahnstown Road, Ephrata, PA 17522, Lancaster County, Ephrata Twp., Ephrata School District**

**Directions:** From 222 Take 322E. to 1<sup>st</sup> L. on Hahnstown Rd, at Turkey Hill, go 1.3 mi. to Property on Left.



**Property Description:** Brick 1 ½ story 4 Bdrm., 1 Bath dwelling, insulated tilt-in windows, Laundry in enclosed sunroom, eat in kitchenette, Refrigerator, Propane stove, Propane tank; large living room, Bedroom & full bath on 1st flr, wood & vinyl floors throughout; Hot water baseboard heat by Columbia oil fired boiler, Full basement w/ can cellar, Some copper & Pex plumbing; Two 275 gal. oil tanks, water softener. 2nd Floor: 3 bdrms, all have ceiling fans; Lg. Hall w/closets.

**Barn:** 26'x32' Barn, plus 8' forebay, also 12'x34' addition; 2 lg. box stalls; Carriage shed & shop area; 10'x16' storage shed; 14'x18' insulated shop shed; Property has onsite sewer and well.

## **Open House – Saturday(s) March 9 and 16 – 1 to 3 PM.**

**Terms:** \$25,000.00 Down payment required day of auction. Balance on or before April 26, 2024. Transfer taxes to be paid by the buyer. Real Estate taxes to be prorated; **Annual taxes - \$4,452.**

**Furniture:** 14' Kitchen ext. table & 6 chairs; Set of stripe painted parlor chairs; 6' settee w/ bottom drawers; Platform rockers; 3 door hutch; jelly cupboard; oak waterfall bedroom suite; extra single and double beds all w. bedding; crib; dresser w. mirror; pine blanket chest; wardrobe; Clothes trees; Book shelves; library table; Singer treadle sewing cabinet w/machine; office chairs; Maytag wringer washer w/extra wringer; Speed Queen auto. washer; like new.

**Household & Antiques:** Silverware set w/some sterling pcs. Agate canners & kettles; SS & alum. canners, kettles & cookers; full line of kitchen utensils; Lots of glass gal. and other jars; Breakfast set; Hand hooked rugs; Handmade stuffed rag animals; Green agate kettle; meat slicer; Metal lard & pretzel cans; Barrels of new scrap material; Bags of used blankets & quilts; Boxes of story books; pathway magazines; Inventory of new black ladies' bonnets.

**Tools & Hardware:** misc. shop tools; handyman jack; Gas cans; rakes; brooms; forks; shovels; Wood & alum. step & ext. ladders; 2 garden harrows; Toro & Ariens lawn mowers; Earth Quake garden tiller (nice); Long barn door hinges; Speedway express wagon; Speedy sled; 2 seat patio glider swing; Galv. tubs & pails; Wooden boxes & baskets; Tob. shears; western saddle; Pile firewood.

**Single seated carriage; Cab spring wagon all on rubber w/lights; Horse harness and collars.**

**Auctioneer Note:** This is a country property w/a well-built brick 1 ½ story house built in 1912 w/full basement and sunroom; Front porch; Attic storage; Horse barn/ carriage shed; shop/ shed; Lg. Garden and rear yards; Only minutes from Rt. 322 & 222 interchange; surrounded by farmland on 3 sides; House could use some updates; Excellent starter home for young couple.

For additional pictures go to [www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) or [www.GoToAuction.com](http://www.GoToAuction.com) or [www.auctionzip.com](http://www.auctionzip.com)

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### **Auctioneers:**

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