

PUBLIC AUCTION

5 ACRE FARMETTE IN EAST EARL ZONED COMMERCIAL NEIGHBORHOOD

TUESDAY, MARCH 31, 2020 @ 4 PM



LOCATION: 4440 Division Hwy., East Earl, PA 17519. From Blue Ball take 322 East for 0.4 mile to property on left.

REAL ESTATE: 5 ACRE FARMETTE situated in the heart of East Earl, zoned Commercial Neighborhood. Land is mostly open w/ approximately 3 acres tillable. **HOUSE:** Frame w/vinyl 2 1/2 sty. farm house containing 1,798 sq. ft. Main level has an open bright eat-in kitchen, island w/bar seating, refrigerator, dish washer, electric range, porcelain corner sink and breakfast nook; living room; dining room w/hardwood floor; laundry room; and full bath. Upper level has 3 bedrooms (one w/walk-in closet; large full bath; and walk-up attic. The home has a full basement w/outside exit, oil hot water heat, public water & sewer, attached oversized 2 car garage w/electric openers 24x30, flagstone patio w/gazebo 16x16. **OUTBUILDINGS:** 2 sty. stone/frame dairy bank barn 46x106 w/20x30 lean-to, 24 tie stalls & 2nd floor storage, open front pole bldg. 30x50 w/20x30 lean-to, heifer barn 26x30, calf barn 12x30, frame 2 car garage 18x18, utility bldg. 8x16 w/porch, 2 silos 14x60 & 90x50.

NOTE: This farmette has been well maintained and has an ideal location for many possibilities!

OPEN HOUSE: Saturday, March 14, 21 & 28 (1-3 pm.) or by apt. call 610-286-5183.

TERMS: 10% down day of sale; settlement within 45 days of sale. Terms by: Eastern Lancaster County School District. Rhonda L. Lord Esq., Kegel Kelin Litts & Lord LLP

SEE REVERSE SIDE FOR MORE DETAILS OR VISIT OUR WEBSITE

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



HorningFarmAgency.com
610-286-5183

AUCTIONEERS - REALTORS - APPRAISERS



Lot Size/Acres: **5 Acres**

School District: **Elanco**

Township: **East Earl**

County: **Lancaster**

Taxes: **To Be Determined**

Zoning: **Commercial Neighborhood**

Type: **Farmette**

House: **2 1/2 Sty Farm House**

Roof: **Shingle**

Square Feet: **1,798**

Condition: **Good**

Flooring: **Carpet, Vinyl, Hardwood**

Bedrooms: **3**

Baths: **2 Full**

Laundry: **Yes**

Basement: **Yes w/O/E**

Fireplace: **No**

Heating: **Oil Hot Water**

Cooling: **No**

Appliances: **Elec. Range, Refrigerator, Dishwasher**

Water: **Public**

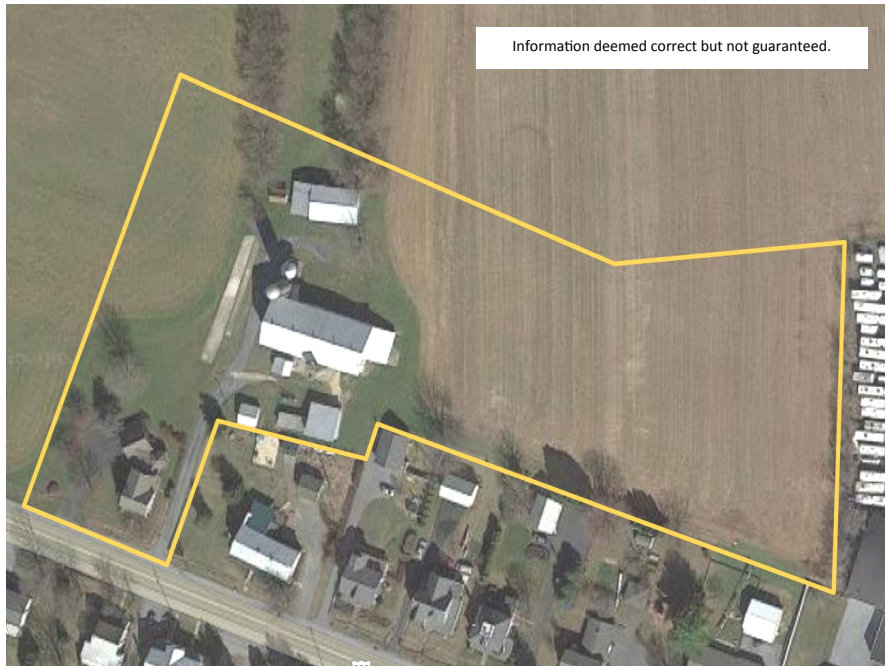
Sewer: **Public**

Outbuildings: **Bank Barn, Pole Bldg, Heifer Barn, Calf Barn, 2 Car Garage, Utility Bldg, 2 Silos**

Room Sizes

Eat-In Kitchen: **14 x 22** Living Room: **10 x 19** Dining Room: **10 x 19** Laundry Room: **8 x 12**

Bedroom: **10 x 19** Bedroom: **10 x 12** Bedroom: **10 x 19** Bathroom: **7 x 13**



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