



PUBLIC REAL ESTATE AUCTION

PRIME 11.5 ACRE (3+ Acres TILLABLE), with 3 Bedroom 1170 Sq. Ft. House, with Detached Garage, Sheds, Lg. Eat in Kitchen, Brick Fireplace Living Room, Full Basement, Fenced Pastures, Pond, Timber, Great Views.

SATURDAY, JANUARY 7th, 2023, 11:00 AM

178 INDIANDALE RD., REINHOLDS, PA. 17569

East Cocalico Township, Lancaster Co.

House features include Side Door entrance into Mudroom/Laundry; Large Eat In Kitchen with light maple stain cabinetry; Large Front Porch overlooking the farm field valley below. Spacious Living Room features a Brick Hearth Fireplace and front view window. Two large Bedrooms upstairs with one of them featuring a sliding door access to a wooden deck with a great view of the surrounding woodland. ZONED CONSERVATION

Vinyl Windows throughout House; Onsite Well and Septic; 100 Amp Electric; Oil Forced Air Furnace; Electric Hot Water Heater NEW in 2017; Electric Range.

2022 Regular Taxes 4,950.00 approximately

This Property is currently under CLEAN & GREEN- Taxes approximately \$3200.00

MORE INFORMATION AND PHOTOS ON BACK AND AT.....www.pmorganauctions.com



Patrick Morgan
AUCTION SERVICES LLC
AY002383

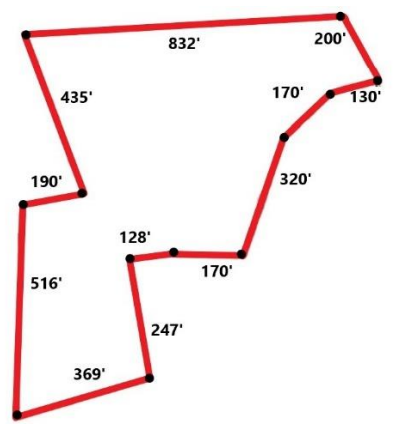
PATRICK MORGAN **DUSTIN SPENCER**
717-278-9202 717-203-3225

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Terms by and Sale for:
Estate of
JUNE D.
HERSHEY
ATTORNEY
Kling, Deibler, Glick
717-354-7700

House Room Dimensions:

Eat In Kitchen 17' x 14'; Living Room 13' x 13'; 1st Floor Bedroom 11' x 11'; Bathroom 8' x 8'; Laundry 9' x 8'; Bedroom 2: 14' x 13'; Bedroom 3: 14' x 13'; Full Unfinished Basement with Bilco Door Walk Out Entrance 30' x 25'; Large Block Garage 600 Sq. Ft.; Open Sided Wood Shed 108 Sq. Ft.; Wood Frame Storage Shed 150 Sq. Ft.; Wood Frame Open Side Shed 750 Sq. Ft.



PLOT PLANS ABOVE ARE APPROXIMATE OF CURRENT USE SINCE EARLY 1970'S. A Survey would be needed to ascertain the exact property lines.

LEGAL DESCRIPTION, CONDITIONS of SALE, DETAILS AND LARGE PHOTO GALLERY @

www.pmorganauctions.com

Real Estate Terms: 10% down payment on day of sale, Good PA check or Certified Funds for out of state buyers. Settlement within 60 days, quick settlement and possession available. Real Estate is being sold as/is and subject to purchaser's sole discretion of value and condition. All announcements made at time of auction take precedence over any and all previously printed material or verbal statements.

Being offered and Sold subject to Seller's Immediate Approval.

ALL Showings are by APPOINTMENT ONLY

Contact Auctioneer, Patrick Morgan at 717-278-9202 to schedule your showing.

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