

# PUBLIC AUCTION

**2 STORY HOME ON .53 +/- ACRES**

**SATURDAY, OCTOBER 17, 2020 @ 1:00PM**



**LOCATION:** 1276 READING ROAD, DENVER, PA 17517, BRECKNOCK TOWNSHIP, LANCASTER COUNTY (IN THE VILLAGE OF BOWMANVILLE). From: Blue Ball, Pa Intersection of Rt 23 & Rt 322 take Rt 23 East for 1.39 miles to L on Rt 625 North follow for 6 miles to Auction on R.

**REAL ESTATE:** 1850'S 2 STORY STONE HOME ON .53 +/- ACRES; located in the village of Bowmansville. This property features a 3 bedroom home with a large barn and detached oversized 2 car garage. The home is in need of repair and updating; the structure is firm and sound but it will need a complete interior redo. Downstairs of home has an eat-in kitchen, parlor, dining room, living room and also features a full bath & laundry hookup. Upstairs features 2 bedrooms with hardwood floors and a large bathroom (which could be converted back to a bedroom). The home has a basement/ cellar with concrete floor and houses the oil fired furnace with 300 Gal. fuel tank. This home features deep 18 inch windowsills, very nice hardwood trim and plaster walls. The kitchen includes, fridge, range and dishwasher and is large enough to be eat-in. Property features an onsite well and public sewer, and has Neighborhood Commercial zoning to allow for many business opportunities (check with township for approved uses). The home's exterior is brick (stone beneath), vinyl sided, and roof has commercial asphalt shingles (approx. 17 years old).

**OUTBUILDINGS:** 27'x19' 2 story barn w/ livestock pens in lower portion & storage above. 34'x20' detached 2 story oversized 2 car garage with upper storage.

**NOTE:** Property has been in family for 42 years; seller has moved to a retirement home and is anxious to sell. Please come prepared to bid, this would be a great starter home or contractor's project home at a reasonable price.

**OPEN HOUSES:** Saturday, September 26, October 3 & 10 (1-3pm) or by apt. call (717) 587-5105

**TAXES:** Approx. \$2596      **ZONING:** Neighborhood Commercial

**TERMS:** 10% down day of Auction, settlement within 45 days of sale

**TERMS BY:** Alta Hoshour ---- Kling & Deibler Attorneys (717) 354-7700



**B.L. OBERHOLTZER AUCTION SERVICE**

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