

PUBLIC AUCTION

1.5 STORY HOME ON 1.00 +/- ACRES W/ SHOP

SATURDAY, AUGUST 7, 2021 PP @ 9 AM & RE @ 11 AM



LOCATION: 43 SOUTH MUDDY CREEK ROAD, DENVER PA, 17517; COCALICO SCHOOL DISTRICT, EAST COCALICO TOWNSHIP, LANCASTER COUNTY.

FROM READING EXIT OF PA TURNPIKE TAKE COL. HOWARD BLVD TO A RIGHT ON RT 272N FOLLOW TO R ON MUDDY CREEK CHURCH ROAD, TO RIGHT ON SOUTH MUDDY CREEK ROAD TO PROPERTY ON THE RIGHT.

REAL ESTATE: This home is situated on a quiet wooded lot surrounded by mature shade trees and mature landscaping. Large paved driveway leads to the home and detached 26 x 35 ft. shop. Located in the Light Industrial zoning district; which may allow for many possibilities for the property. The home features an 11' x 22' kitchen/ dining area; with tile floor, newer range, dishwasher and refrigerator all included in the sale. The dining area also features a patio door leading to the large backyard and patio. Adjacent to the kitchen it opens to a large 19.5' x 15' family room, with stone accent wall and built in book self. Follow the hallway to the Master Bedroom on first floor, featuring large closets, and a private entrance to the adjacent bath; which features a tub/ shower, with plenty of storage. The main floor also features the utility room / laundry, housing the oil hot water furnace and forced air & central air unit. The 2nd floor features 2 bedrooms with large closets and access to the crawl space attic storage.

OUTBUILDINGS: 26 FT X 35 FT Block masonry shop, w/ overhead door, electric heat, 3 phase electric, 2nd floor storage and office space. 12' x 24' storage shed with overhead door, and truck box for additional storage.

AUCTIONEER NOTE: Former owners have passed away and family is motivated to sell; come prepared to buy and own a great property, with easy access to the Pa turnpike, RT 222, Rt 272, and many stores and local shops throughout the area.

OPEN HOUSES: Saturday, July 17, 24 & 31, 2021 (1-3pm) or by appt. call (717) 587-5105

TAXES: Approx. \$4175 **ZONING:** Light Industrial

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

TERMS BY: Estate of N. Lavern Lausch- Lori Shirk Exc.

ATTORNEY: RKG LAW LLP, LINDSAY SCHOENBERGER 717-733-9500

For more information and photos, please visit our website @ OBAUCTIONEER.com



B.L. OBERHOLTZER AUCTION SERVICE

Brian L. Oberholtzer AU-005951 Reinholds, PA 17569

Jordan Martin AA-019691

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