

# PUBLIC AUCTION

**RANCH HOME W/2 CAR GARAGE, WOODWORKING SHOP & DETACHED GARAGE ON 1.89 ACRES & WOODWORKING EQUIPMENT, RIDING MOWERS & PERSONAL PROPERTY**

**KINZERS/WHITE HORSE AREA**

**TUESDAY, JUNE 23, 2020 AT 5 PM**



**LOCATION:** 231 Spring Garden Road, Kinzers, PA 17535. From Intercourse take Rt. 340 E for 0.4 mile, right onto Spring Garden Road for 0.5 mile, right onto Martin Road, left onto Spring Garden Road to property on left.

**REAL ESTATE:** 3 BR 2.5 bath Ranch House w/daylight basement and 2 car garage on a 1.89 acre country lot w/ woodworking shop and detached garage. The home contains 1,300 sq. ft. on main level featuring an eat-in kitchen w/gas range & washer/dryer hook-up; living room; 2 full baths; and 3 bedrooms. The lower level has 575 sq. ft. of living space w/a brick hearth & pellet stove, 1/2 bath & outside exit; cold cellar; 2 car garage. Electric baseboard heat; on site well and septic; double pane insulated windows throughout. **Insulated Woodworking Shop w/electric** (24 x 17). **32 x 20 Garage** (block & frame) w/overhead door.

**NOTE:** This maintenance free ranch house has a nice southern exposure setting with beautiful views of rolling farmland.

**OPEN HOUSE:** Saturday, May 30, June 6 & 13 (1-3 pm.) or by apt. call 610-286-5183.

**TERMS:** 10% down day of sale; settlement within 45 days of sale; Terms by: Kenneth L. Martin; Kling & Deibler Attorneys.

**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: **1.89 Acres**  
 School District: **Pequea Valley**  
 Township: **Salisbury**  
 County: **Lancaster**  
 Taxes: **\$2,721**  
 Type: **Ranch**

Construction: **Frame, Aluminum & Brick**  
 Roof: **Shingle**  
 Square Feet: **1,875 (divided)**  
 Age, Condition: **1978, Good**  
 Flooring: **Vinyl, Carpet**  
 Bedrooms: **3**

Baths: **2 Full, 1 Half**  
 Laundry: **Washer & Dryer Hook Up**  
 Basement: **Full w/OE**  
 Fireplace: **Pellet Stove**  
 Heating: **Electric Baseboard & Pellet Stove**  
 Cooling: **Window A/C Units**

Appliances: **Gas Range**  
 Deck/Porch: **None**  
 Garage: **2 Car Attached**  
 Outbuildings: **Woodworking Shop and 32 x 20 Garage**  
 Water: **On Site**  
 Sewer: **On Site**

**Room Sizes**

Living Room: **11 x 25** Kitchen: **11'6 x 23** Master Bedroom: **11 x 13** Bedroom: **11 x 13** Bedroom: **8 x 11**  
 LL Rec Room: **575 sq. ft.**



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