



PUBLIC REAL ESTATE AUCTION

ESTATE OWNED, 1800 sq. ft. Brick Rancher

1.2+ Acres, prime location next to Terre Hill Mennonite School in Eastern Lancaster Co.

FRIDAY, DECEMBER 10th, 2021, 1:00 p.m.

396 Reading Rd., East Earl, Pa. 17519

Built in 1969, One Owner since 1975, this masonry foundation, brick facia, ranch house features spacious rooms, large eat in Kitchen, 2 1/2 main floor bathrooms, attached oversized single car garage, main floor office (additional potential bedroom), Central A/C and forced air Heat, Partially Finished Basement with Family Room with Fireplace, Large Laundry Room, Workshop, and abundant space and storage. Basement feels like daylight basement with good sunlight thru full size entry door and large window. Hot water heat is electric, 200 amp electric service, On Site Well and Septic, Forced Air heat and AC. House and Storage Shed are situated on 1.2 +/- acres. Privacy fence and mature trees and landscaping provide ample seclusion. Zoned Low Density Residential. Deep Lot, approx. 600' provides potential, nice, pasture area and 120', level, road frontage allows good line of sight for access and egress to property. Must see house selling for MOTIVATED Seller.

2021 Taxes Approximately \$3755.86

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, immediate 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.

Terms by and Sale for Estate of William J Blackwell



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EXECUTRIX
Kimberly A.
Zimmerman

Atty: Kling & Deibler,
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Room Measurements:

**Eat in Kitchen: 12-5 x 10-10; Dining: 12-11 x 9-6; Basement Family Room: 27-0 x 13-4
 Living Room: 20-0 x 14-4; Master Bedroom: 12-6 x 11-8; Bedroom 2: 12-6 x 9-6
 Bedroom 3: 10-8 x 10-0; Bedroom 4: 10-8 x 9-10; Office: 12-7 x 9-1
 Basement Rec Room: 39-6 x 13-0; Basement Mechanical Room and Shop (2 rooms): 27-0 x 8-11
 Basement Laundry Room: 13-1 x 11-4; Oversized One Car Garage: 22-0 x 15-0
 Concrete Slab Covered Front Porch: 21-6 x 6; Storage Shed: 12 x 8
 Kitchen Appliances Included in sale of real estate**

Property is assessed with 1450 sq. ft. living space which is the sq. footage of the main floor living space. Partially finished basement with full size door access to exterior measures approx. 351 sq. ft. making the total living area over 1800 sq. ft. with an additional, approx. 900 sq. ft. of unfinished living space that contains existing Laundry Room, Rec. Room, Shop and Mechanical Rooms.

Total Potential LIVING Space is Approx. 2700 sq. ft.

This house is being offered to satisfy the above named Estate. Family is motivated to sell. Well built home on hard to find acreage and location.

Good opportunity for any home buyer, and ready for a new owner.

**ALL Showings are by APPOINTMENT,
 Contact Patrick Morgan @ 717-278-9202**

Auction conducted by PATRICK MORGAN AUCTION SERVICES, LLC
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