

“Horst Auctioneers”

PUBLIC SALE

RESIDENTIAL REAL ESTATE

RAPHO TOWNSHIP

THURSDAY, APRIL 3, 2025 AT 6:00 P.M.

Located at 941 Orchard Road (Manheim 17545), Rapho Twp., Lancaster Co., PA

(Directions: Rt. 72/N. Main St. Manheim, West onto W. Colebrook St, Straight on Old Line Rd, Left on Orchard Rd.)



BRICK & VINYL SIDED RANCH STYLE DWELLING

(Approx. 1,620 sq. ft. First Floor Living Space with Additional 950 sq. ft. in Finished Basement)

ROOM SIZES

Living Room: 13 ½ x 29 ½

Bedroom: 14 ½ x 15 ¼

Basement Family Room: 475 sq. ft. (L-Shaped)

Kitchen: 13 x 23

Bedroom: 10 ¾ x 11

Basement Bedroom: 12 x 17

Dining Area: 11 ½ x 11 ¾

Bedroom: 10 ¾ x 12

Basement Bedroom: 12 x 17

The first floor contains a large living room (w/w carpet); kitchen with built-in cabinets, S.S. refrigerator, stove, dishwasher, microwave and closets (vinyl); laundry with auto washer & dryer behind bifold doors; dining area (vinyl); master bedroom with closet (w/w carpet); master bathroom with linen closet (laminated); two other bedrooms with closets (w/w carpet); full bathroom with linen closet (vinyl); 576 sq. ft. deck.

Full finished basement contains an L-shaped family room with propane fireplace (w/w carpet); bedroom with closet (w/w carpet); bedroom/utility room with closet (w/w carpet); furnace/utility room; Rheem electric heat pump with central AC; 200 amp electric service with breakers; on-site well and pressure system; electric water heater; sump pump and radon elimination systems; on-site septic system.

21' x 21' ATTACHED 2 CAR GARAGE (2 single overhead doors & auto openers, workbench, laundry sink)

14' x 32' DETACHED VINYL SIDED GARAGE/SHED (single overhead door & auto opener, double side entry door)

10' x 12' WOODEN GARDEN SHED

10' X 16' VINYL SIDED GARDEN SHED

LOT SIZE – 1.58 ACRES (M/L) – 300' x 327' x 114' x 282'

MANHEIM CENTRAL SCHOOL DISTRICT – APPROX. \$5,300 TOTAL YEARLY R.E. TAXES

This circa 1994 custom built rancher offers a nice floor plan for one floor living along with a large finished basement providing extra living space. The attached and detached garages along with two other sheds provide a lot of storage space on this outstanding rural-residential property containing 1 ½ acres, just outside Manheim Borough!

OPEN HOUSES – Saturdays, March 22 & 29 from 1 PM-3 PM

***TERMS OF SALE - \$25,000 down payment on the day of sale; balance at settlement on or before 6/2/2025.**

Purchaser pays both realty transfer taxes. Property sold as-is.

Gibbel, Kraybill & Hess, Atty.



HORST

AUCTIONEERS

50 Durlach Road, Ephrata, PA 17522 • 717-738-3080

sale@horstauction.com • www.horstauction.com

AU1767L

Sale For:
WILLIAM ALLAN CARTER ESTATE