

“Horst Auctioneers”

PUBLIC SALE RESIDENTIAL REAL ESTATE GORDONVILLE

THURSDAY, JULY 28, 2022 AT 6:00 P.M.

Located at 187 Old Leacock Rd., (Gordonville 17529), Leacock Twp., Lancaster Co., PA
(Located along the east side of Old Leacock Rd., between Rt. 30 & Rt. 340 adjacent to the Gordonville Fire Co.)



VINYL SIDED SINGLE STORY DWELLING (Approx. 990 sq. ft. living space)

ROOM SIZES

Living Room: 11 ½ x 19 ½

Kitchen: 8 ½ x 13 ¼

Dining Room: 10 ½ x 17

Bedroom: 10 ¼ x 12 ¼

Bedroom: 10 ¼ x 11 ½

The first floor contains a living room (w/w carpet); kitchen with built-in cabinets and gas stove (vinyl); dining room (w/w carpet); 2 bedrooms with closets (w/w carpet); full bathroom with linen closet (vinyl); storage attic with built-in steps (could be converted into extra living space). Full basement with concrete floor contains an oil-fired hot water furnace, recent central AC, 275 gallon oil tank, 100 amp electric service with breakers, laundry hookup, well and pressure system, water softener, public sewer.

24 x 28 BLOCK TWO CAR GARAGE

LOT SIZE – 182' (Frontage) x 98' x 100' (Triangular Shape Lot)

PEQUEA VALLEY SCHOOL DISTRICT – APPROX. \$2,600 TOTAL YEARLY R.E. TAXES

This circa 1948 compact dwelling is currently in need of some cosmetic work and updating but is in good structural condition with a full basement and expandable second floor attic area. The oversized two car garage is certainly an added bonus to this affordable property being sold at an Estate Public Sale.

OPEN HOUSES – Saturdays, July 16 & 23 from 1 P.M.-3 P.M. or for information/inspection call (717) 615-3593

*TERMS OF SALE - \$10,000 down payment on the day of sale; balance at settlement on or before 9/26/2022.

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

**Financing or bridge loan available to qualified buyers. Call Douglas Nedimyer at ENB (717) 738-5495.

Douglas Good, Atty.

“VOICES OF EXPERIENCE”
HORST AUCTIONEERS

T. Glenn · Timothy · Thomas · T. Brent · Matthew · Derek

50 DURLACH RD., EPHRATA, PA 17522

Tel. 717-738-3080 · Fax 717-738-2132

www.horstauction.com

AU1767L

Sale For:
CHARLES R. MILLER ESTATE