

# ***“Horst Auctioneers”***

## **PUBLIC SALE**

### **RESIDENTIAL REAL ESTATE**

#### **1993 WILDERNESS TRAVEL TRAILER**

#### **HEIDELBERG TOWNSHIP**

### **THURSDAY, MARCH 6, 2025 AT 4:00 P.M.**

**(Travel Trailer Will Be Sold Following Real Estate Sale)**

Located at 1992 Heidelberg Ave/Rt. 897 (Newmanstown 17073), Heidelberg Twp., Lebanon Co., PA  
(Directions: Rt. 897 Between Schaefferstown & Kleinfeltersville)



#### **BRICK RANCH STYLE DWELLING**

(Approx. 1,400 sq. ft. First Floor Living Space with Additional 550 sq. ft. Finished in Basement)

#### **ROOM SIZES**

Living Room: 13 x 19 <sup>3</sup>/<sub>4</sub>      Dining Area: 9 <sup>3</sup>/<sub>4</sub> x 13      Kitchen: 12 <sup>1</sup>/<sub>4</sub> x 13      Bedroom: 11 x 14  
Bedroom: 11 <sup>3</sup>/<sub>4</sub> x 12 <sup>1</sup>/<sub>4</sub>      Bedroom: 9 <sup>1</sup>/<sub>2</sub> x 12 <sup>1</sup>/<sub>4</sub>      Laundry Room: 6 <sup>1</sup>/<sub>2</sub> x 7 <sup>1</sup>/<sub>2</sub>  
Basement Family Room: 12 x 19 <sup>1</sup>/<sub>4</sub>      Basement Billiards Room: 17 <sup>1</sup>/<sub>2</sub> x 17 <sup>1</sup>/<sub>2</sub>

The first floor contains a living room with brick raised hearth fireplace, brick center wall, bow window & guest closet (w/w carpet); dining area with French patio door (vinyl); kitchen with built-in cabinets, electric stove, spacesaver microwave, brick center wall (vinyl); 3 bedrooms with closets (w/w carpet); small master half bathroom (vinyl); full bathroom with large linen closet (vinyl); laundry room with cabinets (w/w carpet); 10 <sup>1</sup>/<sub>2</sub>' x 17' covered concrete back porch; 12' x 25 <sup>1</sup>/<sub>2</sub>' wooden deck.

Full basement with concrete floor contains a finished family room with brick raised hearth fireplace; Fisher woodstove on brick hearth (w/w carpet); bar/billiards room with dry bar, Brunswick/Richmond slate top pool table (w/w carpet). Furnace/utility rooms with outside Bilco door entrance; New Yorker oil fired hot water furnace (summer/winter hookup); 500 gallon oil tank (outside/above ground); central AC; well and pressure system with water softener and filters; on-site septic system.

**22' x 25' ATTACHED TWO CAR GARAGE** (with Double Overhead Door & Auto Opener)

**12' x 30' VINYL SIDED SHED/WORKSHOP**

**12' X 24' VINYL SIDED GARDEN SHED**

**LOT SIZE – 200' x 225' (ONE ACRE M/L)**

**ELCO SCHOOL DISTRICT – APPROX. \$4,200 TOTAL YEARLY R.E. TAXES**

This custom built rancher offers a nice floor plan for one floor living along with a large finished basement area; attached two car garage; two large sheds; all on a level lot in the middle of Lebanon County farmland. Be sure to inspect this valuable property being sold at estate Public Sale!

OPEN HOUSES – Saturdays, February 22 & March 1 from 1 PM-3 PM or for inspection/information, call (717) 679-8200

\*TERMS OF SALE - \$20,000 down payment on the day of sale; balance at settlement on or before 5/5/2025. Purchaser pays both realty transfer taxes. Property sold as-is.

**1993 WILDERNESS 22' TRAVEL TRAILER** – Not Currently Inspected; Has Not Been Used For Approx. 8 Years; Fair/Good Condition. Trailer Will be Sold Immediately After the Sale of Real Estate.

Steiner & Sandoe, Atty.



# **HORST**

## **AUCTIONEERS**

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Sale For:  
**JAMES M. SHERMAN ESTATE**