

“Horst Auctioneers”

PUBLIC SALE RESIDENTIAL REAL ESTATE CLAY TOWNSHIP

THURSDAY, JUNE 22, 2023 AT 6:00 P.M.

Located at 435 Deer Run Rd., (Denver 17517), Clay Township, Lancaster Co., PA
(Directions: Rt. 322 west of Ephrata, Turn North onto N. Clay Road, Right onto Hopeland Rd., Left onto Kleinfeltersville Rd., Right onto Forest Hill Rd., Left onto Furnace Hill Rd., Right onto Deer Run Rd.
Property is located just north of Starlite Campsites & Refreshing Mountain Camp.)



HOLLAND STONE & FRAME RANCH STYLE DWELLING

(Approx. 1,575 sq. ft. First Floor Living Space with Additional 700 sq. ft. Finished in Daylight Basement)

ROOM SIZES

Living Room: 13 ½ x 20 ½ Family Room: 11 ¾ x 20 ¾ Kitchen: 9 x 11 ¾ Dining Area: 8 ½ x 11 ¾
Bedroom: 12 x 14 Bedroom: 10 ¼ x 12 Bedroom: 9 ¼ x 12 ¼ Basement Family Room: 14 ¾ x 20
Basement Bedroom: 11 ¼ x 16 ½ Basement Laundry/Utility Room: 10 ¾ x 17

The first floor contains a living room with picture window (w/w carpet); family room with holland stone wall, hearth and woodstove (w/w carpet); kitchen with built-in oak cabinets, refrigerator, electric stove, space saver microwave & dishwasher (vinyl); dining area with patio door (vinyl); 3 bedrooms with closets (w/w carpet); full bathroom with linen closet (vinyl); master half bathroom (vinyl); 9 ½' x 26' covered concrete patio; 12' x 23' outdoor wood deck & covered front porch.

Full, partial daylight basement contains a family room (vinyl); bedroom with closets (vinyl); half bathroom (vinyl); laundry/utility room with auto washer & dryer (vinyl); furnace room; recent Rheem oil fired hot air furnace with central AC; 275 gallon oil tank; recent electric water heater; 200 amp electric service with breakers; well & pressure system; on-site septic system.

22 x 24 ATTACHED TWO CAR GARAGE (with 2 overhead doors & auto openers, built in steps to attic)

26 x 40 DETACHED GARAGE/WORKSHOP (12x12 overhead door with auto opener; 13 ½' floor to ceiling height, water & electric; large workbench & 5HP vertical air compressor)

LOT SIZE – 1.15 ACRES (M/L) (Land draft on the back of sale bill)

EPHRATA AREA SCHOOL DISTRICT – \$4,500 TOTAL YEARLY R.E. TAXES

This circa 1978 custom built rancher is located in a quiet rural residential setting just off Furnace Hill Rd. between Refreshing Mountain Camp and the Girl Scout Camp. This property offers plenty of living space, an attached two car garage and a large detached truck garage/workshop. Be sure to inspect this valuable property being sold at an Estate public sale!

OPEN HOUSES – Saturdays, June 10 & 17 from 1 PM-3 PM or for inspection/information, call (717) 371-7127.

*TERMS OF SALE - \$25,000 down payment on the day of sale; balance at settlement on or before 8/21/2023.

Purchaser pays both realty transfer taxes. Property sold as-is. E. Richard Young, Atty.

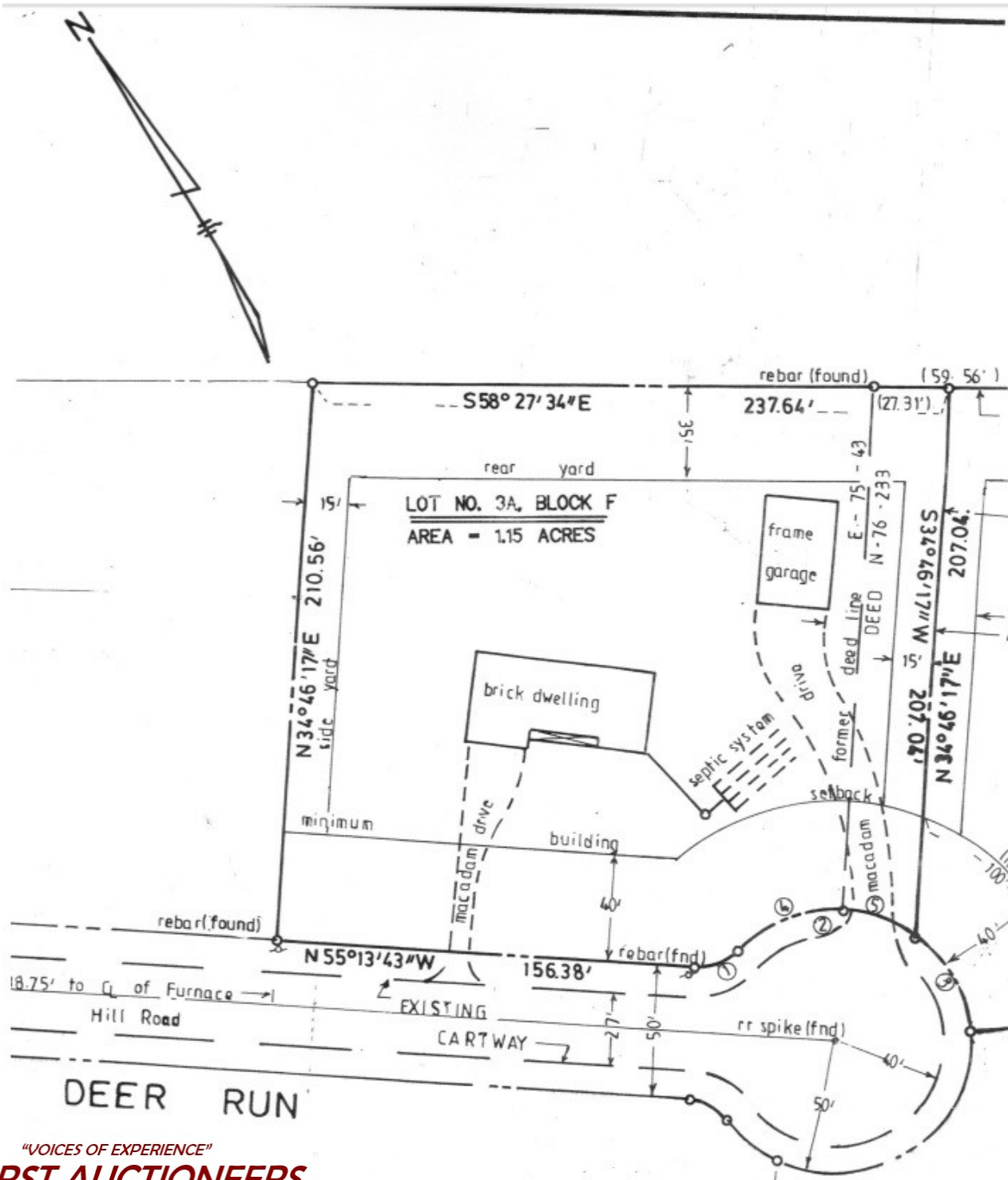
HORST AUCTIONEERS
"VOICES OF EXPERIENCE"
T. Glenn · Timothy · Thomas · T. Brent · Matthew · Derek
50 DURLACH RD., EPHRATA, PA 17522
Tel. 717-738-3080 · Fax 717-738-2132
www.horstauction.com
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**Sale For:
LLOYD D. MYERS ESTATE**

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