

“Horst Auctioneers”

PUBLIC SALE

RESIDENTIAL REAL ESTATE EAST LAMPETER TOWNSHIP

THURSDAY, JANUARY 16, 2025 AT 4:00 P.M.

Located at 34 Harvest Road (Lancaster 17602), East Lampeter Twp., Lancaster Co., PA

(Directions: Rt. 30/Lincoln Highway East of Lancaster at Lancaster Mennonite HS, Turn North Onto Harvest Rd.)



BRICK & VINYL SIDED RANCH STYLE DWELLING
(Approx. 1,176 sq. ft. Living Space)

ROOM SIZES

Living Room: 12 ³/₄ x 21 ¹/₄ Eat-In Kitchen: 9 ³/₄ x 19 ¹/₄
Bedroom: 11 x 13 ¹/₄ Bedroom: 9 ¹/₂ x 9 ³/₄ Bedroom: 10 x 13 ¹/₄

The first floor contains a living room with picture window and guest closet (hardwood); eat-in kitchen with built-in birch cabinets, stovetop, wall oven, portable dishwasher (vinyl); three bedrooms with closets (hardwood); full bathroom with half tile walls (vinyl); laundry hookup in one of the bedroom's closets.

Full basement with concrete floor; Burnham oil fired hot water furnace (summer/winter hookup); 275 gallon oil tank; central A.C.; updated 100 amp electric service; municipal water & sewer; water softener.

12' x 22' ATTACHED ONE CAR GARAGE (with Single Overhead Door & Auto Opener)

12' x 16' VINYL SIDED GARDEN SHED

LOT SIZE – 90' x 176' (M/L)

CONESTOGA VALLEY SCHOOL DISTRICT – APPROX. \$3,125 TOTAL YEARLY R.E. TAXES

This circa 1960 brick rancher is located in a convenient location between Rt. 30 and Rt. 340 and overlooks Lancaster Co. farmland. The dwelling offers one floor living along with a full basement and single car garage. Be sure to inspect this affordable property being sold at Public Sale!

OPEN HOUSES – Saturdays, January 4 & 11 from 1 PM-3 PM or for inspection/information, call (484) 433-1464

***TERMS OF SALE - \$20,000 down payment on the day of sale; balance at settlement on or before 3/17/2025.**

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

Gardner & Stevens, Atty.



HORST

AUCTIONEERS

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Sale For:
MARIE K. BRUBAKER