"Horst Auctioneers"

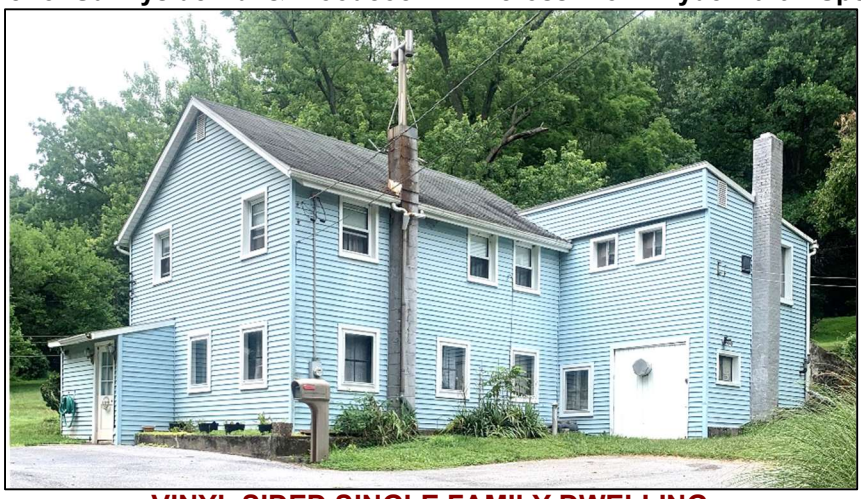
PUBLIC SALE

1.9 ACRE RESIDENTIAL REAL ESTATE

HEIDELBERG TOWNSHIP

THURSDAY, SEPTEMBER 24, 2026 AT 6:00 P.M.

Located at 105 Woodcock Drive, (Newmanstown 17073), Heidelberg Twp., Lebanon Co., PA
(Directions: Rt. 501 South of Schaefferstown, Turn East onto Spring Haven Rd., Left onto Sunnyside Rd., Right onto Woodcock Dr. – Corner of Sunnyside Rd. & Woodcock Dr. Across From Clyde Martin Speedway Pit Entrance)



VINYL SIDED SINGLE FAMILY DWELLING
(Approx. 1,500 sq. ft. First Floor Living Space)

ROOM SIZES

Living Room: 12 ½ x 19 ½	Kitchen: 12 ½ x 12 ½	Center Hallway: 11 x 11 ½
Bedroom: 10 ¼ x 11 ¾	Bedroom: 10 ¼ x 11 ½	Basement Laundry: 6 ¼ x 11 ½

The first floor contains a living room with picture window (laminate); kitchen with built-in cabinets and electric stove (vinyl); large center hallway with several closets (linoleum); two bedrooms (w/w carpet); full bathroom (vinyl); 14 x 20 wooden deck (built around a large maple tree).

Full daylight basement with concrete floor contains a laundry room with outside entry door, laundry tub and staircase to first floor, partial bathroom/storage closet, (2) utility rooms (1 with coal heatrola), workshop with outside ground level entrance door, oil fired hot water furnace; well and pressure system; on-site septic system.

9 x 21 ½ BLOCK SHED/WORKSHOP
10 x 21 BLOCK SHED
11 ¾ x 23 BLOCK SHED
6 x 6 BLOCK PRIVY
LOT SIZE – 1.9 ACRES (M/L) (Approx. 504' Road Frontage Along Woodcock Dr & Approx. 222' Road Frontage Along Sunnyside Road – Plot Plan on Back of Sale Bill)
ELCO SCHOOL DISTRICT – APPROX. $4,950 TOTAL YEARLY R.E. TAXES

This circa 1952 vinyl sided single family dwelling is in need of updating and cosmetic work and is nothing to brag about, however, the 1.9 acre corner lot in a rural wooded area near the Middle Creek Waterfowl Area and State Game Lands offers many possibilities. Be sure to inspect this affordable property being sold at an Estate Public Sale!

OPEN HOUSES – Saturdays, September 12 & 19 from 1-3 PM or for information/inspection call 717-389-6865.
*TERMS OF SALE - $20,000 down payment on the day of sale; balance at settlement on or before 11/23/2026.
Purchaser pays both realty transfer taxes. Property sold as-is.
Steiner & Sandoe, Atty.

HORST AUCTIONEERS
50 Durlach Road, Ephrata, PA 17522 • 717-738-3080
sale@horstauction.com • www.horstauction.com
AU1767L

Sale For:
NANCY J. KRAMER ESTATE

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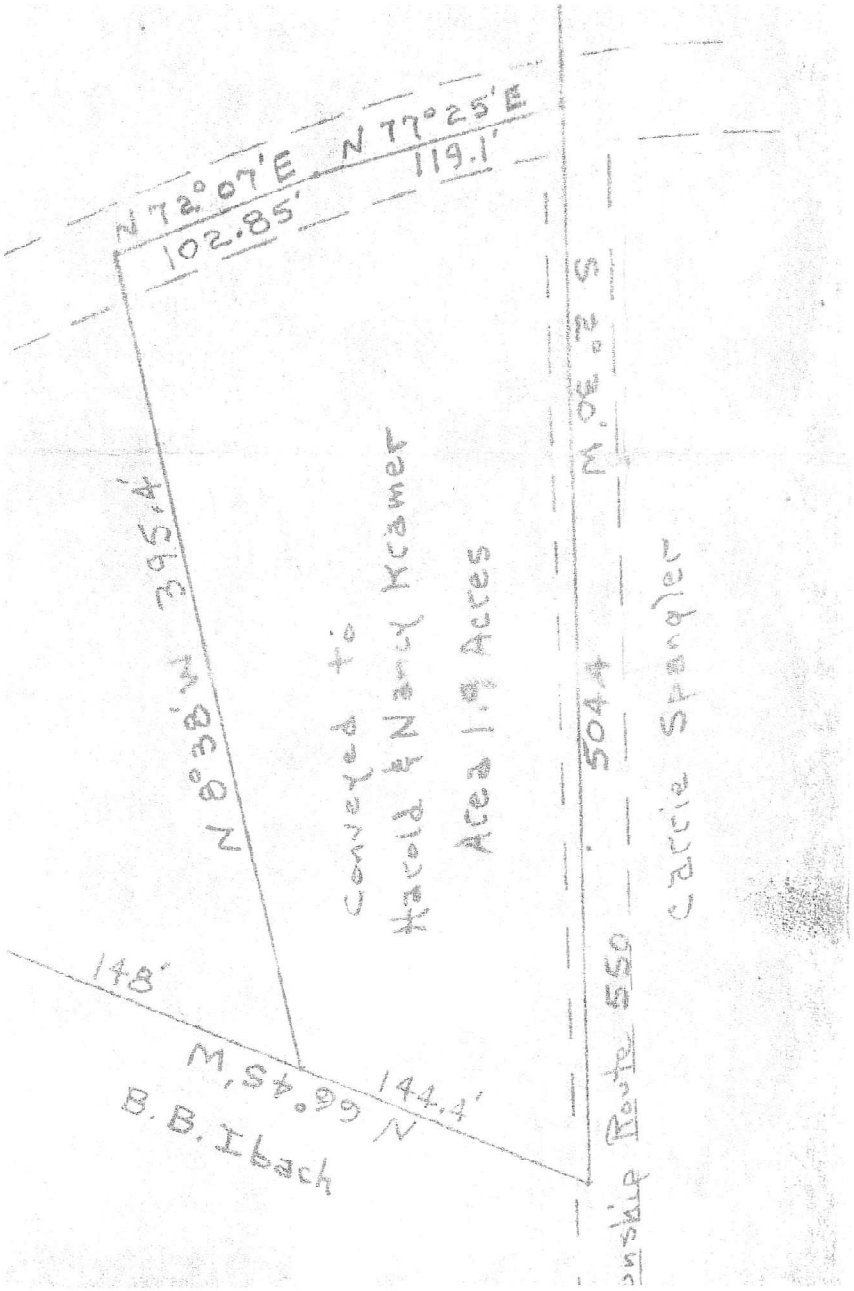

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