

PUBLIC SALE
2.3 ACRE RESIDENTIAL REAL ESTATE
HEIDELBERG TOWNSHIP
TUESDAY, JULY 26, 2022 AT 6:00 P.M.

Located at 124 Distillery Rd., (Newmanstown 17043), Heidelberg Twp., Lebanon Co., PA
(Directions – Rt. 501 between Brickerville & Schaefferstown, turn west onto Distillery Rd.)



BRICK & VINYL SIDED BI-LEVEL DWELLING
(Approx. 1,690 sq. ft. living space)

ROOM SIZES

Living Room: 13 ½ x 14 ½ Dining Room: 9 x 14 Kitchen: 10 x 10 ¼ Bedroom: 10 ¾ x 12 ½
Bedroom: 12 ¼ x 13 ½ Bedroom: 9 x 13 ½ Foyer: 6 ¼ x 8 ¼ Family Room: 13 ¾ x 24 ¾
Dining Area: 7 x 12 ½ Lower Level Kitchen/Laundry Room: 7 ½ x 18 ¼

The upper level contains a living room with open staircase and bow window (w/w carpet); kitchen with raised panel cabinets, refrigerator, electric stove & dishwasher (hardwood parquet); dining room with patio door (hardwood parquet); three bedrooms with closets (hardwood parquet & w/w carpet); full bathroom with linen closet (vinyl); 10'x 39' wooden deck. Split foyer with semi-open staircase (slate). The lower level contains a large family room with dining area; patio door; brick fireplace with woodstove insert; empire propane wall space heater (w/w carpet); kitchen/laundry room with gas stove, refrigerator, auto washer and dryer (vinyl); full bathroom with shower stall and closet (vinyl); concrete patio. Electric baseboard heat; central A.C.; electric water heater; well and pressure system; on-site septic system.

12 x 26 LOWER LEVEL SINGLE CAR GARAGE

12 x 16 FRAME GARDEN SHED

8 x 12 FRAME GARDEN SHED

LOT SIZE – 2.3 ACRES (M/L)

This property consists of two separately deeded lots being sold together. Both lots have 126' frontage x 400' depth
ELCO SCHOOL DISTRICT – APPROX. \$4,300 TOTAL YEARLY R.E. TAXES

This 2.3 acre property is located in a nice rural residential setting in a convenient location just off Route 501 between Brickerville and Schaefferstown. The dwelling offers plenty of living space with three bedrooms, two full bathrooms and two kitchens with appliances. Be sure to inspect this valuable 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) 872-4226

*TERMS OF SALE - \$25,000 down payment on the day of sale; balance at settlement on or before 9/23/2022.

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.

Jeff Goss, Atty.

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Sale For:
JANET M. SHERINSKI ESTATE