

# PUBLIC REAL ESTATE AUCTION

2 Story Brick, 2 Unit House (1<sup>st</sup> floor/2<sup>nd</sup> floor)  
Building Materials, Tools, Household & Ultralight Airplanes  
Monday, May 21, 2018 @ 5:00 P.M. Real Estate @ 6 P.M.

156 S. Grant St., Manheim, PA 17545- Lancaster County

Easy access: 3 Blocks to 72; 2 blocks to 772



**Property Description:** 2 story brick, 2 unit house (1<sup>st</sup> floor/2<sup>nd</sup> floor) with 2 BR, 1 full bath, kitchen, DR, lge. LR on each floor. All floors covered w/ either vinyl, lam. wood or wall to wall carpet. Closets throughout house, some ceiling fans. 1<sup>st</sup> floor cast iron, hot water radiators. 2<sup>nd</sup> floor elec. baseboard heat. Shared 1<sup>st</sup> floor laundry room. Recent updates: 80% new vinyl replacement windows, new roof shingles, natural gas furnace (repl. In '05), new water heaters. Also, 2 new 100 amp. elec. panels. Mostly copper, some new PVC water piping, outside entrance to basement, 6'x15' covered entrance porches on 1<sup>st</sup> & 2<sup>nd</sup> floors and 6'x22' front porch. Detached cement block 16'x26' garage w/ 7'x9' OH door & side man door. Lot is 228' deep w/ spacious back yard, large playhouse and slide between house and 32'x54' cement block 4 bay storage unit w/ OH doors, 3PH elec. bordering backside Stedman Alley.

**Open House:** Sat. May 12, 1-3 pm & Thurs. May 17, 6-8 pm.

**Terms:** Down payment of \$12,000 required day of sale, balance due 45 days later. Settlement on or before July 5, 2018. Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated. Estimated taxes are \$3707.00/year.

**Auctioneers Note:** This is great starter or investor home on a quiet Manheim Boro side street w/ city water, sewer & gas. Live in the one, rent the other. 2nd floor renters are willing to stay. Extra on & off-street parking.

**Personal Property:**

**Ultralight Planes:** Kolb Firestar 1 man plane w/ 38 hp. 337 Rotax engine w/ 64" prop, needs new gas tank, pump & hoses, plus new wheel, was running when parked approx. 7 yrs. ago; Junster 1, 5/8 scale experimental plane, single seat w/ 235 Lycoming engine, needs assembling; also extra 65 Continental aircraft engine w/ prop, working when removed.

**Building Materials & Tools:** (Tools & and leftover building material from Kramer Construction) Misc. white ABM metal roofing, also ABM pattern roofing shear; lots of bags leftover roofing screws, various piles of trim, corners, rakes & soffit in misc. colors; 5/8" OSB plywood; misc. 2" lumber from 4-12"; LVL; 25 boxes of 3.5"x.131 Paslode & Senco stick nailer nails; metal hay racks & stall grill; roof cupalo; 42" alum. concrete float w/ 4 ext. handles; concrete tools; lots of hand tools including ½ impact air wrench; set SK ½" impact sockets; breaker bar; misc. tarps; shingle shovels; alum. landscape rake; alum. Coil stock; safety cones; OH door hardware; office desk; hoses; chairs; file cabinets; 5' wood bench; 275 gal. tank; saws; wrenches; pipe wrenches; shovels; pick axes; lawn spreader; shop vac.; tomato cages; elec. cords; jumper cables; saw horses; vented gas room heater; many misc. tools.

**Dirt Bike & Misc.:** 2 kids dirt bikes, Motovox & Baja Dirt Bug; 2 new motorcycle batteries; Husky 6 drawer tool box w/ ball bearing slides; (2) alum. pickup tool boxes; approx. (25) boxes of household items still not unpacked.

Additional pictures are available at [www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) or [www.auction.zip.com](http://www.auction.zip.com).

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AUCTION SERVICES



[www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) 1-888-209-6160



**Auctioneers:**

Noah Shirk AU#005928 717-354-0192

Harold Martin AA#019488

Christ Taylor AU#005421

**Seller:** Jacob Kramer Ph: 302-382-2222

**Attorney:** Sam Goodley III Ph: 717-405-1324



For additional pictures go to [www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) or [www.auctionzip.com](http://www.auctionzip.com)

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