

PUBLIC AUCTION

2 Parcels in Vogansville, Earl Twp.

Parcel #1: 3 BDR, 2-Story, Frame Home • Parcel #2: 3 BDR, 2 Story Brick Home
Monday, December 10, 2018 @ 1:00 P. M.

Auction Location: 309 Wissler Rd., New Holland, PA 17557- Lancaster County



Parcel #1- 309 Wissler Rd



Parcel #2- 311 Wissler Rd



Directions: From Rt 222: Take Rt 322 E. to rt. on E. Farmersville Rd at Martin's Bicycle Shop. Turn left on Wissler Rd. to auction on left. From Rt 23 W. of New Holland, take N. Shirk Rd to left. on Linden Grove Rd to left. on Wissler to auction on left.

Property Descriptions: **Parcel #1- 309 Wissler Rd:** 1632 sq. ft., 3 BDR, 2-story, frame house, totally remodeled, like new, on 9500+ sq. ft. lot. Detached 24'x30' concrete block garage w/ (2) 7x9 OH Doors, needs TLC. Borders public back alley. On-site well, swing set & new side yd., privacy fence, lg. maple shade tree. 1st floor: Lg.14'x23' eat-in-kitchen, custom oak cabinets, entry/mud rm. w/ laundry area, linoleum flooring, coming in from 10'x13' outside vinyl deck, lg. living rm. & master bedroom, both w/ solid hickory hardwood flooring, incl. walk-in closet, 1 full bath. Lge. 13'x21' finished family rm. in basement w/ stone fireplace reception corner. Also, extra mech. rm. & can shelves. Outside steps w/ Bilco door. 2nd Floor: (2) 9'x13' BDR w/ closets & wall to wall carpet, lg. stairway hall, lg. 10'x20' unfinished BDR or storage rm. Ceiling fans in most rms. Oil furnace, hot air heat, central air w/ outside pump. **Taxes: \$2,674/yr.**

Parcel #2: 1488 sq. ft., 3 BDR, 2-story, brick house on 10,000+ sq. ft. lot w/ new 20'x38' 2-stall horse barn w/ carriage/shop section w/ (2) 8'x8' OH doors & (2) 48" wide entry doors, built in 2015. New concrete outside pad & driveway, 4' high white alum. picket fence around garden area. Back side bordering public alley. 1st Floor: Lg. entry laundry rm. w/ attached full bathroom, 11'x13' eat-in-kitchen w/ white agate cabinets, 10'x17' & 10'x14' comb. family rm. w/ oak hardwood flooring, 7'x7' vestibule entry rm. Cellar: oil hot air furnace, 275 gal. tank, elect. hot water heater, lg. cistern for water supply in house, pressure pump & tank. 2nd Floor: 9'x17' BDR w/ 1/2 bath in corner, 2 more sm. BDR's, attic storage. **Taxes: Apx. \$2700/yr.**

Open House: Sat. Nov. 24 & Dec 8, 1-3 p.m. & Thurs. Dec. 6, 6-8 p.m.

Terms: \$20,000 deposit per parcel due day of auction. Buyer to pay 2% transfer taxes. Settlement on or before 2-11-19.

Auctioneer Notes: These 2 parcels would make a nice combination for one owner, circle drive possible. Live in one, rent the other. 311 has oversized approved seepage bed that services 309 & 311, recorded and deeded. Located in desirable E. Lancaster Co. School Dist. Owner moving & motivated to sell.

For additional pictures go to:

www.beiler-campbellauctions.com or www.auctionzip.com or www.GoToAuction.com

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Seller: Lamar & Nancy Jean Zimmerman

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