

PUBLIC AUCTION

Ranch House and Detached Garage/Shop on 2 Acres

Elsie Beiler Artwork, Kubota Tractors, Guns, Furniture & Shop Items

Kinzers Area

Saturday, October 29, 2016 at 9 AM with Real Estate at 12 PM

436 S. Kinzer Rd, Paradise, PA, 17562, Sadsbury Twp, Lancaster Co, Octorara Area School District

From Gap take Rt 30 W for 1.6 mi, left on S Kinzer Rd for 2.4 mi. to property on right.



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|-------------|---------|-----------|---------|--------------|---------|--------------|---------|---------------|---------|
| Dining Room | 15 x 17 | Bedroom | 10 x 12 | Laundry | 7 x 11 | Deck | 12 x 20 | LL Kitchen | 14 x 16 |
| Kitchen | 15 x 16 | Bedroom | 12 x 14 | Half Bath | | LL Bedroom | 10 x 15 | LL Family Rm | 23 x 24 |
| Living Room | 13 x 19 | Full Bath | 12 x 13 | Screen Porch | 12 x 14 | LL Full Bath | 9 x 10 | LL Storage Rm | 14 x 15 |

This quality one-owner home built in 2001 offers 2,900 sq. ft. of living space and is situated on a beautiful country lot sided with trees and views of scenic farmland. The house features a **Dining Room/Eat-In Kitchen** w/wall oven, dishwasher, microwave, gas cooktop, desk area & island/bar; **Living Room** w/gas stove; **Laundry; Half Bath; 2 Bedrooms**, one with walk-in closet; and a **Full Bath** w/double bowl vanity & jetted tub on the main level. The lower level contains a **Kitchen** w/electric range, 2 closets & built-in shelves; **Family Room** w/gas stove; **Bedroom; Full Bath;** and a **Storage/Utility Rm.** The home has propane hot air heat w/2 zones & central air, on site well & septic, central vacuum, **Screened Porch, Deck, & 2 Car Garage** w/electric openers. Outbuildings include a **20 x 46 Garage/Shop** w/electric openers & woodstove; and a **12 x 24 Storage Shed.** The home is bright with neutral colors and has been meticulously maintained as well as the entire property which features gorgeous professional landscaping and 2 paved drives w/extra parking area. **Taxes:** \$6,814

This property has a beautiful setting with manicured lawn & landscaping, large paved parking area, farmland views and is located just several miles off Rt. 30 within minutes of many conveniences! The house and property have been meticulously maintained!!

Open House: Saturday, October 8, 15 & 22 (1-3 pm) *or anytime by apt. call 610-286-5183*



See separate brochure for personal property being sold.

Terms: 10% down day of sale; settlement within 60 days of sale
Terms By: Paul S. & Elsie L. Beiler



Merle Eberly - 2417-L—Brian Oberholtzer
Alvin Horning - C.Ivan Stoltzfus CAI

Realtors - Auctioneers - Appraisers

HorningFarmAgency.com
610-286-5183



Information is deemed correct but not guaranteed.



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