

# PUBLIC AUCTION

## 4 BR Brick Ranch House and 2 Car Garage on 4.6 Acres

Dodge Grand Caravan, Furniture & Personal Property

Ephrata/Shoeneck Area

Saturday, November 12, 2016 at 9 AM w/Real Estate at 11 AM

310 Schoeneck Rd, Stevens, PA 17578, West Cocalico Twp, Lancaster Co, Cocalico School District

From 322 & 272 in Ephrata take 272 N for 1.5 mi, left on Shoeneck Rd for 2.5 mi to property on right.



Kitchen	13 x 20	Bedroom	12 x 13	Bedroom	10 x 13	Full Bath	5 x 10
Living Room	15 x 16	Bedroom	12 x 13	Bedroom	13 x 15	Full Bath	7 x 9

**This custom built one-owner brick home offers 1,668 sq. ft. of living space** and is situated on a beautiful country lot with spectacular scenic views on three sides and a private back yard. The home overlooks most of the property, approximately 4 acres of pasture enclosed with high tensile and vinyl fencing. The house features a spacious eat-in kitchen w/electric range, microwave, and desk area which is open to a sunny living room w/a bow window. A closet laundry is conveniently located next to the kitchen and hallway which leads to a full bath and oversized 2 car garage w/electric openers. The opposite end has 4 bedrooms and another full bath. The home has lots of closets & ceiling fans, a walk-up attic, full basement w/outside exit and cold cellar, propane hot air heat w/central air, on site well & septic, 6 x 16 covered front porch and 10 x 12 side deck. Outbuildings include an 8 x 12 storage shed, 10 x 20 run-in shed, and a 2 ton grain bin & feed trough.

**This property has a beautiful setting with spectacular views, paved drive & parking area, and is located within minutes of many conveniences! The house and property have been well maintained!!**

**Taxes:** \$5,852 **Open House:** Saturday, October 22, 29, & November 5 (1-3 pm) or anytime by apt. call 610-286-5183

**Terms:** 10% down day of sale; settlement within 45 days of sale **Terms By:** Luke M. & Elva Eberly



See separate brochure for personal property being sold.



[HorningFarmAgency.com](http://HorningFarmAgency.com)

610-286-5183

Merle Eberly - 2417-L—Brian Oberholtzer

Alvin Horning - C.Ivan Stoltzfus CAI

HFA—AY002091

**Realtors - Auctioneers - Appraisers**



Information is deemed correct but not guaranteed.



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