



HESS
AUCTION GROUP

Public Auction

REAL ESTATE
PERSONAL PROPERTY

BRICK PENN TWP RANCH HOME WITH COUNTRY VIEW & 5 GARAGE BAYS



Saturday, June 13, 2020

Personal Property 9AM • 12PM Real Estate Live & Online

**1043 WOODLOT RD.
MANHEIM, PA 17545**

This Penn Township home is perfectly situated on a large lot just minutes from Lititz, East Petersburg, and Manheim, overlooking Lancaster County farmland. **The main floor** hosts an eat-in kitchen, dining room, living room with picture window perfectly framing the country side, three bedrooms, full bath, laundry room, ample storage, and hardwood floors throughout. **The second floor** is a full walk-up attic with dormers and yellow pine floors. **The basement** is fully finished with walk-out door. **Additional amenities** include a beautiful country lot, **TWO oversized two car garages** and attached shop with overhead door equaling 5 garage bays for ample parking/storage.



Auction for: The Vincent Spahr Estate
Attorney: JD Young

Call For Information

For information about financing call 717-664-5238

AUCTIONEER'S NOTE: SETTLING AN ESTATE AND INTEND TO SELL

Real Estate Terms & Conditions: 10% down day of sale. Balance due at settlement on or before 45 days. Announcements made on day of sale take precedence over advertised information.

JOHN M. HESS AUCTION SERVICE 717-664-5238 or 877-599-8894 HESSAUCTIONGROUP.COM
AY000253L



Type: 1 Story
Construction: Frame
Exterior: Brick
Roof: Asphalt
Garage: Two 2-Car Garages
Square Footage: 1,762sq. ft.
Lot Size: 0.34 Acre
Year Built: 1956

Heating/Cooling: Oil Hot Water
Flooring: Hardwood, Vinyl
Water/Sewer: On Site, Electric Water Heater
Zoning: Residential
Taxes: \$4,394.11
School District: Manheim Central
Township: Penn Township

First Level

Living Room: 16'2" x 20'6", Stone Fireplace, Hardwood
Dining Room: 13'7" x 17'4" Corner Cabinets, Bow Window, Hardwood
Kitchen: 12'11" x 11'1", Dishwasher, Disposal, Wall Oven, Vinyl
Bedroom 1: 10'4" x 13", Hardwood
Bedroom 2: 12'11" x 12'4", Hardwood, Walk-in Closet
Bedroom 3: 13'4" x 13'2", Hardwood
Bath: 7'8" x 7'4", Tub/Shower Combination, Vinyl, Tile Surround, Linen

Lower Level:

Family Room: 30'6" x 14'8" & 29'5" x 15', Stone Fireplace, Wood, Vinyl, Exterior Entrance
Utility Area

Exterior:

Storage garage - attached to rear of garage.
Rear Brick Patio

All Measurements are Approximate

Personal Property– Subject to Online Only Format

John Deere GT 245 lawn tractor with 54 inch deck, Yamaha minibike

Tools: seven chainsaws including Stihl 044; 038 AV super; 020 a VP; 028 AV super; 045 AV super, Homelite XL; and Homelite super, Stihl HS 74 hedge trimmer and FS 90 are string trimmer, Stihl chainsaw extension and hedge trimmer extension for string trimmer, Honda variable speed mower, Toro professional pace 6.5 horse power mower, Stihl FS 200; FS 75 and other string trimmer's, large selection of Dewalt cordless power tools, large D Walt angle grinder, Porter cable table top drill Press, porter cable jointer, porter cable bandsaw, Ryobi planer, craftsman jointer, fire storm pneumatic finish nailer and stapler, battery chargers, porter cable pneumatic finish nailer, several air compressors one new in the box, large selection of mechanics tools wrenches socket sets etc., Porta power, several hydraulic bottle jacks, several stackable tool box's, Woodworking tools, floor jacks, Milwaukee chapsaw, power miter saw, jackstands, two David Bradley Garden tractors with attachments, engine Lift, large selection of long handled tools, Ryobi table top drill press bench grinder **Toys:** hundreds of good quality toys many in original boxes including; nice selection of John Deere, Ford, new Holland Farmall, I H, case, and Oliver, farm toys, Tonka, Buddy L, and other pressed steel trucks and construction equipment, large selection of matchboxes, Lesney, Lindy, Etc. large selection of trains and train accessories, RC cars, large selection of early and contemporary dolls, and many more items to numerous to mention **Antiques and collectibles:** Large selection of fiesta ware including nesting bowls, costume jewelry, Watchers, hunting and fishing supplies and tackle, knives, large selection of glassware including carnival glass water pitcher set and other carnival items, pink and green depression, early fluid lamps, art pottery, large selection of early primitives, early baseball cards, Rio and other early automobile literature and advertising, cookie cutters, peanut butter glasses, Early coins and currency, clocks, large selection of Ironstone and blue Willow China, German and European vegetable bowls, comic books, arrowheads, large selection of vintage clothing, **Furniture:** spinning wheel, early blanket chess, large selection of paint decorated plank bottom chairs, Primitive benches, miniature blanket chest, bedroom suits, jelly cupboard

This is a large and varied auction selling with two auctioneers bring a friend

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