



**HESS**  
AUCTION GROUP

# Public Auction

REAL ESTATE  
PERSONAL PROPERTY

## 3.8 ACRE INVESTMENT PROPERTY WITH CAPE COD HOME



**Saturday, July 25, 2020**

Personal Property 9AM • 12PM Real Estate

**138 CHURCH RD.  
MANHEIM, PA 17545**

**T**his 3.8 acre rural property is well-located in a secluded area but is close to main routes such as Rt. 241 and Rt. 76. **The home** is a nice cape cod that features a kitchen with eat-in area, living room, dining room, full bath, and office or possible bedroom on the first floor. **The second-floor** hosts two bedrooms and a full bath. **The unfinished basement** offers laundry hook-ups and sink, shower and toilet room, and walk-out exterior door. **Additional amenities** include a detached 2-car garage, mostly wooded lot with a stream, beautiful country views and close access to the Lebanon Valley Rail Trail.

**By Appointment: Sat. July 11, 10am-12pm  
& Mon. July 13, 5pm-6:30pm**  
Limit 2 People Per Showing. Masks Mandatory.

Auction for: Fred Ruebman Jr. Est.  
Attorney: John Gibbel

**AUCTIONEER'S NOTE:**

\*For information about financing call 717-664-5238\*

**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



**Style:** Cape Cod  
**Construction:** Frame  
**Exterior:** Vinyl Siding  
**Roof:** Asphalt, Metal  
**Garage:** Detach 2-car  
**Square Footage:** 1,494sq. ft.  
**Lot Size:** 3.80 Acres  
**Year Built:** 1953 (Renovated 2000)

**Heating/Cooling:** Fuel Oil Hot Water, Domestic Hot Water  
**Flooring:** Carpet  
**Water/Sewer:** Private  
**Taxes:** \$4,345  
**Zoning:** Rural  
**School District:** Palmyra SD  
**Township:** S. Londonderry Twp.

**First Floor:**

**Living Room:** 16'7" x 13'4", Ceiling Fan, Carpe  
**Kitchen/Eat-in Area:** 10'9" x 13'4", Dishwasher, Ceiling Fan, Carpet  
**Dining Room:** 10' x 12', Closet, Carpet  
**Bedroom/Office:** 9'11" x 11'9", Ceiling Fan, Closet, Carpet  
**Bath:** 9'10" x 6'5", Tub/Shower Combination, Tile Wall Surround, Linen, Carpet

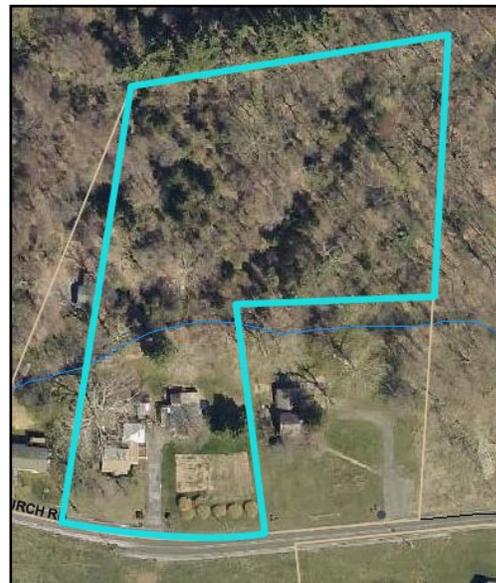
**Second Floor:**

**Bedroom 2:** 10'9" x 20", Ceiling Fan, Walk-in Closet, Carpet  
**Bedroom 3:** 13'11" x 19'10", Walk-in Closets, Ceiling Fan, Carpet  
**Bath:** 9'3" x 6'2", Corner Shower with Glass Door, Carpet  
**Lower Level:**  
 Unfinished, Laundry Hook-up, Laundry Sink, Shower and Toilet Room, Walk out Exterior Door

**Exterior:**

Raised Rear Deck  
 Side covered Porch attaching House and Garage  
 Small Barn  
 Block Barn  
 Bridge over small stream leading to wood land.

**\*All Measurements are Approximate\***



John Deere 770 compact tractor w/ 360 hours & John Deere 70 loader 3pt. & 4-wheel-drive, John Deere 5ft snowblower, Farmall a w/ cultivators, 1999 Mazda B3000 V6 pick up truck w/ four-wheel-drive (85,684miles), 2009 Chevy HHR (131,647miles) **Tools, lawn, garden:** John Deere 317 riding mower, Troy Bilt 7800 W generator, Toro self-propelled push mower, backtrack grass catcher, Troy built horse rear tine Rototiller, 4000 W 7.8 hp generator, bobcat 25 snowmobile, Air compressor, tradesmen drill press, workhorse bullet heater, 15in power planer, craftsman Jointer, Miller thunderbolt AC\DC arc welder, table top belt sander, string trimmer, chainsaw, Homelite blower, Nice selection of mechanics tools incl. lg. socket sets, power tools incl. Dewalt, several lg. toolboxes, floor jack, Set of loader pallet forks, Nice selection of long handled garden tools, bench vice, lg. selection of hardware, Nice selection of carpenters tools incl. lg. levels saws, approx. 30ft Al. extension ladder, power tools etc. quickie portable electric wheelchair, **Antiques & collectibles:** good sampler dated August 1852 by Mary B Sellers, coverlet, early pictures/prints, early kitchen clock, celebrity guitar & several other guitars, 14c. Diamond ring, vintage watches, and other misc. jewelry, nice selection of early decorative porcelain, blue opalescent hobnail pitcher, fluid lamps, early picnic baskets, hurricane style decorative lamp, nice selection of crocs & jugs,. Early luggage, glassware, advertising items, early kitchen wares incl. coffee grinder, stein collection, walking sticks, Early huffy Sportsmens ladies bicycle, primitive tools & other farm related primitives incl. implements seat, sleds, wooden shelves, Galvanized tubs, early sprinkling cans, ammo boxes, Extensive collection of golf clubs many different makers, **Furniture:** Early painted step back farm cupboard, Early washstand, curio cabinet, several Victorian marble top tables, pressed back in seated rocker, contemporary softwood dry sink, bowfront China closet, oak washstand, early oak extension table, Cherry chest of drawers, contemporary dough box, Early hardwood kneehole desk, bookshelves, marble top washstand, cherry slant top desk, early unusual plant stand, gun cabinet, Childs rolltop desk, 2pc. bedroom suit, 4pc. bedroom suit, plank bottom rocker, heavily carved victorian side chair, Whirlpool refrigerator, Try max weight bench, Nice selection of box lots & **many other items too numerous to mention!**

**LENDERS**

<b>Chris Karshin</b> Fulton Bank 717-682-0693 CKarshin@fultonmortgage.com	<b>Dwight Rohrer</b> First Citizen's Community Bank 717-572-1492 ddroh-rer@firstcitizensbank.com	<b>Megan Livengood</b> Bank of Bird-In-Hand 717-929-2208 mlivengood@bihbank.com	<b>Marvin Charles</b> MidAtlantic Farm Credit 717-368-7387 mcharles@mafc.com	<b>Dale Hershey</b> Uninvest 717-519-7077 hersheyd@uninvest.com
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