



HESS
AUCTION GROUP

Public Auction

REAL ESTATE

7.1 ACRE EAST DONEGAL TWP. HOMESTEAD W/ 30x110 SHOP & SEPARATELY DEEDED .3 ACRE LOT



Thursday, October 15, 2020 • 6PM

**178 AIRPORT RD.
MARIETTA, PA 17547**

Parcel 1: This uniquely situated rural Lancaster county property borders the Donegal Airport and is surrounded by farmland and the well-manicured airport grounds. A significant portion of the ground is tillable and is currently in a high state of cultivation potentially making this property self-sustaining. **Buildings and amenities** include a customized 4-bedroom 4-bathroom ranch style home. **The interior has been improved** but still in need of minor cosmetic updating and features a large living room with oversized brick fireplace, dining room, spacious eat-in kitchen, and oversized mudroom/utility room. **The bedroom and bathroom** configuration would lend itself well to multi-generational living. **Additional amenities** include attached oversized 2 car garage, full partially daylight basement with separate entrance and family room with oversized stone fireplace, an extremely strong well and recently added central air and heat pump, central vac throughout including the garage. **The 30x110ft. partially heated and insulated shop** features numerous overhead doors, and a recent 1,000gal. under-ground propane tank.

Parcel 2: Separately deeded .3-acre lot to be sold after parcel 1

Auction for: Bill Endslow
Attorney: Scott Albert

Shown By Appointment.

For information about financing call 717-664-5238

Real Estate Terms & Conditions: 10% down day of sale. Balance due at settlement on or before 60 days. Announcements made on day of sale take precedence over advertised information.



Type: Ranch
Construction: Frame
Exterior: Stucco & Vinyl Siding (Metal Siding on shop)
Roof: Asphalt single (Elastomeric roofing on shop)
Garage: Attached
Square Footage: approx. 4,800 sq. ft. including basement
Lot Size: 7.1 Acres
Year Built: 1946
Heating/Cooling: Hot Air (upgraded Central Air with Heat Pump)

Flooring: hardwood, laminate flooring
Electric: 300amp Single Phases—3 Phases Available
Water/Sewer: On-Site
Zoning: Agricultural
Taxes: approx. \$9,300 (school and local)
School District: Donegal SD
Township: East Donegal Township



LENDERS

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