



HESS
AUCTION GROUP

Public Auction

REAL ESTATE

4 BEDROOM FARMHOUSE ON 5.3 ACRE LOT



Thurs. December 16, 2021 • 5PM

**764 PA-897
REINHOLDS, PA 17569**

This 4-bedroom farmhouse is in need of restoration but sits on 5.3 acres, some being tillable, and boasts a number of outbuildings. The first floor of the home features a living room with built-in cabinet, dining room with stone fireplace and exposed log wall, kitchen with pantry, office with built-in deck and exterior entrance, laundry, and half bath. The second-floor hosts 4 bedrooms, one of which offers a walk-in closet, and a full bathroom. Additional amenities include a large barn with 3 overhead garage doors, garage/shop, and detached two-car garage.

AUCTIONEER'S NOTE:

Auction for: Karen Eager
Attorney: Ann Martin

**Open Houses: Sat. Dec. 4, 10am – 12pm
& Sat. Dec. 11, 10am – 12pm
Or Call For An 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 45 days.
Announcements made on day of sale take precedence over advertised information.



Type: 2-Story Farmhouse

Construction: Frame

Exterior: Metal/ Siding

Roof: Asphalt

Garage: Detached 2-Car

Square Footage: 1,830sq. ft.

Lot Size: 5.3 acres

Year Built: 1850

Heating/Cooling: Hot Water Baseboard

Electric: 1amp

Flooring: Wood, Carpet, Vinyl

Water/Sewer: Public Water, Electric Water Heater,
Septic System, Auxiliary Well for Barn

Zoning: Village Center / Agricultural District

Taxes: Approx. \$5,549

School District: Cocalico SD

Township: West Cocalico Twp

First Floor

Living Room: 12'11" x 13'6", Built-in corner Cabinet, Crown Molding, Exterior Entrance, Ceiling Fan, Floating Plank Floor

Dining Room: 13'9" x 10'5", Exposed Log Wall, Stone Fireplace, Wood

Kitchen: 18'7" x 9', Over Range Microwave, Dishwasher, Pantry Cabinet, Ceiling Fan, Floating Plank

Laundry: 8'9" x 8'10", Closet, Floating Plank

Half Bath: 2'5" x 6'2", Granite Top Vanity, Beadboard Wainscoting, Vinyl

Office: 9'4" x 11'10", Ceiling Fan, Built-in Desk, Exterior Door, Wood

Second Floor

Bedroom 1: 13'3" x 13'7", Walk-in Closet, Floating Plank

Bedroom 2: 10'5" x 13'5", Floating Plank

Bedroom 3: 9'4" x 12'7", Closet, Wood

Bedroom 4: 11'8" x 8'8", Closet, Carpet

Bath: 8'6" x 9'6", Whirlpool Tub/Shower Combination, Vinyl

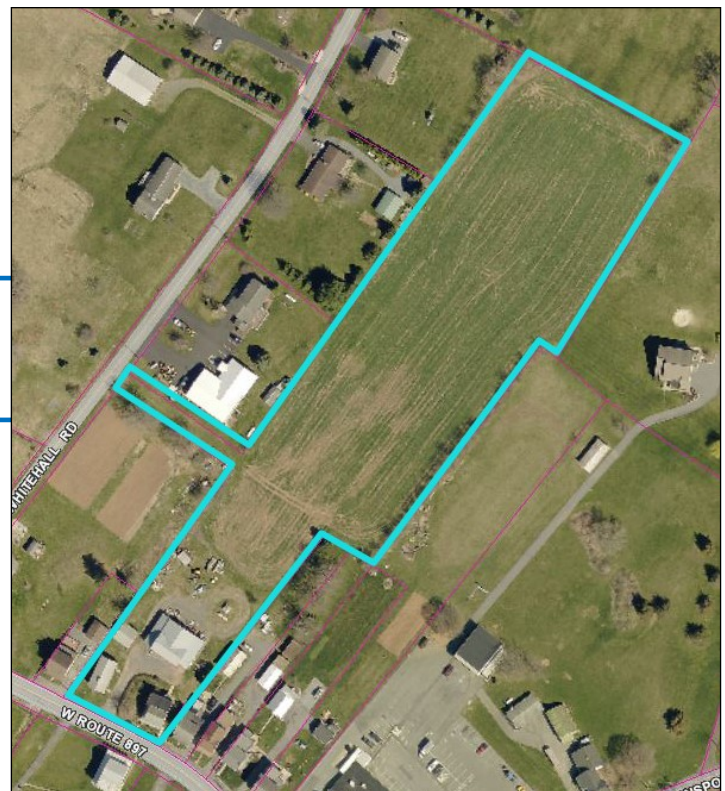
Lower Level

Unfinished

Exterior

Covered Front Porch, Large Barn, Detached Garages

All Measurements are Approximate



LENDERS

Chris Karshin
Fulton Bank
717-682-0693
CKarshin@fultonmortgag
ecompany.com

Dwight Rohrer
Bank of Bird-In-Hand
717-572-1492
drohrer@bihbank.com

Megan Livengood
Bank of Bird-In-Hand
717-929-2208
mliven-
good@bihbank.com

Marvin Charles
MidAtlantic Farm Credit
717-368-7387
mcharles@mafc.com

Dale Hershey
Univest
717-519-7077
hersheyd@univest.net

Jason R. Landis
First Citizens Community
Bank
717-575-7435
jrlandis@myfccb.com

This fact sheet is provided as a courtesy. Information included is believed to be accurate & has been provided to us by the consignor. John M. Hess Auction Service is not responsible for any clerical errors or misrepresentations by consignor in above printed materials. The purchaser is responsible to research and verify any and all information regarding this property.