



HESS
AUCTION GROUP

Public Auction
REAL ESTATE

MANHEIM BOROUGH INVESTMENT PROPERTY ON CORNER LOT



Thursday, October 28, 2021 • 6PM

**158 N. HAZEL ST.
MANHEIM, PA 17545**

This charming, cape-cod style investment home sits on a nice, corner lot with easy access to Route 72 and 772. The main floor of the home features an eat-in kitchen, living room and powder room. **The second floor** hosts a bedroom with two closets and full bath. **The lower level** is unfinished and hosts the washer and dryer. Additional **amenities** include a detached, brick 2-car garage, screened-in pavilion with fireplace, and walking distance to local restaurants and shops. **This “tiny home” is a great opportunity for a first time home buyer or investor!**

AUCTIONEER’S NOTE:

Auction for: Susan Eberly
Attorney: JD Young

**Open Houses: Sat. Oct. 16, 10am – 12pm
& Mon. Oct. 18, 5pm – 6:30pm
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.

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



Type: Cape Cod
Construction: Masonry
Exterior: Brick
Roof: Composition Shingle
Garage: Detached 1-Car Garage
Square Footage: 748sq. ft.
Lot Size: 0.37 acres
Year Built: 1946

Heating/Cooling: Fuel Oil Forced Air / Window AC
Flooring: Hardwood, linoleum, carpet
Water/Sewer: Public
Zoning: Residential
Taxes: \$2,981.85
School District: Manheim Central
Township: Manheim Borough

First Floor:

Kitchen: linoleum, 13'9 x 7'5
Living Room: hardwood, 20'3 x 10'11
Powder Room: linoleum, 3'7 x 4'9

Second Floor:

Master Bedroom: hardwood, 14'2 x 11'7, 2 closets
Master Bath: linoleum, 5'7 x 4'5, shower

Full Basement:

unfinished, washer and dryer

Exterior:

2-Car Garage, Brick
Screened-In Gazebo



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.