



**HESS**  
AUCTION GROUP

**Public Auction**  
**REAL ESTATE**

# 3 BEDROOM BRICK RANCH STYLE COUNTRY HOME



**Thurs. August 26, 2021 • 6PM**

**1375 DONEGAL SPRINGS RD.  
MOUNT JOY, PA 17552**

**T**his 3-bedroom, ranch style country home sits on a nice lot and offers views of Lancaster farmland. **The main floor of the home** features a family room with propane fireplace, large dining room, a kitchen, powder room, 3 bedrooms, a full bath, and laundry room with outside entrance. **The full basement** is partially finished with a large open shop space and storage room. **Additional amenities** include an attached 2-car garage, enclosed porch, large storage trailer, and mature shade

**AUCTIONEER'S NOTE:**

**Open Houses: Sat. Aug. 14, 10am – 12pm  
& Mon. Aug. 16, 5pm – 6:30pm  
Or Call For An Appointment**

Auction for: Ralph Engle Jr. Estate  
Attorney: Scott Albert

**\*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:** 1-Story Ranch  
**Construction:** Frame  
**Exterior:** Brick  
**Roof:** Asphalt  
**Garage:** Attached 2-Car Garage, Door Openers  
**Square Footage:** 2,183sq. ft.  
**Lot Size:** 0.42 Acres  
**Year Built:** 1970  
**Heating/Cooling:** Electric Heat Pump, Forced Air, Central AC, Electric Baseboard

**Flooring:** Carpet, Vinyl  
**Electric:** 200amp  
**Water/Sewer:** Public Water, Septic  
**Zoning:** Low Density Residential  
**Taxes:** \$5,601 (2019)  
**School District:** Donegal School District  
**Township:** East Donegal Township

## First Level

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**Living Room:** 13'9" x 13'3", Carpet

**Kitchen:** 15'7" x 10'10", Dishwasher, Disposal, Tile Backsplash, Peninsula, Door to Enclosed Patio, Vinyl

**Dining Area:** 22'9" x 11'8", LP Stove with Brick Hearth, Ceiling Fan, Carpet

**Family Room:** 19'7" x 13'9", Step Down, Patio Door, Vaulted Ceiling with Wood Accent Beams, Propane Fire-place with Brick Surround, Carpet

**Laundry/Mudroom:** 8'1" x 11'2", Exterior Door, Laundry Tub, Vinyl

**Half Bath:** 3'11" x 4'1", Vinyl

**Three Season Enclosed Patio:** 9' x 16', Ceiling Fan, Exterior Carpet over Concrete

**Bedroom 1:** 12'6" x 16'8", Dressing Area with Closet and Linen 5'10" x 9'3", Door To Shared Bath, Carpet

**Bedroom 2:** 12'2" x 9", Closet, Carpet

**Bedroom 3:** 12'1" x 13'11", Closet, Carpet

**Bath:** 6'10" x 10'6", Tub/Shower Combination, Vinyl

## Lower Level

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Unfinished with Wet Bar, Shop Area

**\*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.com

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

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