



**HESS**  
AUCTION GROUP

# Public Auction

REAL ESTATE  
PERSONAL PROPERTY

## WELL-LOCATED EPHRATA INVESTMENT PROPERTY W/ FARMLAND VIEWS



**Thurs. June 24, 2021**  
Personal Property 3PM • 6PM Real Estate

**90 HAHNSTOWN RD.**  
**EPHRATA, PA 17522**

**T**his well-located Ephrata investment property sits on a 1-acre lot, with easy access to Route 322 and 222. **The first floor of the home** features a living room, kitchen with walk-in pantry, and office/den. **The second floor** includes 4 bedrooms and a full bath. **Additional amenities** include a small barn and other outbuilding, stained glass windows framing the front door, and Lancaster farmland views. This home is in need of **major cosmetic and mechanical updating** but offers a **great opportunity** for investors/renovation specialists!

**Open House: Sat. June 12, 10am-12pm**  
**& Mon. June 14, 5pm-6:30pm**  
Or Call For An Appointment

Auction for: Iris Fry Estate  
Attorney: Anthony Kulkuskie

**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



**Type:** 2-Story  
**Construction:** Frame  
**Roof:** Slate  
**Garage:** Detached Garage/Barn  
**Square Footage:** 1,636sq. ft.  
**Lot Size:** 1.00 Acre  
**Year Built:** 1924  
**Heating/Cooling:** Oil Hot Water Radiators

**Flooring:** Hardwood, tile  
**Water/Sewer:** On-Site  
**Zoning:** Residential—Low Density  
**Taxes:** \$3,479 (2019)  
**School District:** Ephrata Area SD  
**Township:** Ephrata Township

### First Floor:

**Den/Office** 11'2 x 13'6, built-in bookcase  
**Living Room** 15'1 x 25'2  
**Kitchen** 14'7 x 14'9 w/ attached walk in pantry

### Second Floor:

**Bedroom** 13'8 x 10'8  
**Bedroom** 10'2 x 12'4  
**Bedroom** 12'2 x 11'6  
**Bedroom** 11'5 x 11'4  
**Bathroom** 9'7 x 4'3

### Exterior:

Outbuildings



### LENDERS

**Chris Karshin**  
Fulton Bank  
717-682-0693  
CKarshin@fultonmortgagecompany.com

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

**Megan Livengood**  
Bank of Bird-In-Hand  
717-929-2208  
mlivengood@bihbank.com

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

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