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AUCTION GROUP

Public Auction
REAL ESTATE

SECLUDED 4 BEDROOM HOME ON 15.5 ACRE WOODED LOT



Thurs. Sept. 30, 2021 • 6PM

**455 SHENKS FERRY RD.
CONESTOGA, PA 17516**

This beautiful, 15.5-acre property is perfectly secluded and boasts a 4-bedroom cape cod and 2-story bank barn with approximately 2 acres of open land and the rest wooded. **The interior of the home** features a spacious kitchen with dining area and access to rear wooden deck, a large family room with brick fireplace, master bedroom, full bath, and laundry all on the first floor. **The second floor hosts** an open loft space, surrounded by an iron banister and built-in window seat, 3 bedrooms, and a full bath. **The unfinished basement** offers a garage door and plenty of storage space. **The 2-story bank barn** features enough space to house 4 vehicles on the lower level and plenty of additional storage on the second level. **Additional amenities** include lots of natural light, sizable cover front porch, abundance of wildlife, and small stream that runs through the property. This property is a sportsman's paradise!

AUCTIONEER'S NOTE:

Auction for: Scott & Karen Good
Attorney: Young & Young

**Open Houses: Sat. Sept. 18, 10am – 12pm
& Mon. Sept. 20, 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 60 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: Frame
Exterior: Vinyl Siding
Roof: Composition Shingle
Garage: 2-Story Bank Barn
Square Footage: 3,200sq. ft.
Lot Size: 15.5 Acres
Year Built: 1999

Heating/Cooling: Forced Air Furnace
Flooring: Hardwood, Tile, Carpet
Water/Sewer: On-Site
Zoning: Rural Conservation
Taxes: \$5,002 (2020)
School District: Penn Manor SD
Township: Conestoga Twp.



Approximate Outlining of Plot Plan



LENDERS

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