



HESS
AUCTION GROUP

Public Auction

REAL ESTATE

WELL-LOCATED 3 BEDROOM BRICK RANCH HOME



Thurs. August 5, 2021 • 6PM

**65 SAVO AVE.
LANCASTER, PA 17601**

This well-located 3-bedroom brick ranch home is nestled in a nice neighborhood just off Route 501. The main floor of the home features an eat-in kitchen, dining room, living room, powder room, a family room addition with fireplace, 3 bedrooms and a full bath. **Additional amenities** include a basement with concrete floor, attached 1-car garage, nice level lot, and easy access to Route 283, 30, and 222.

AUCTIONEER'S NOTE:

**Open Houses: Sat. July 24, 10am – 12pm
& Mon. July 26, 5pm – 6:30pm**
Or Call For An Appointment

Auction for: Kathleen Hershey Est.
Attorney: Scott Mitchell

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: Ranch
Construction: Masonry
Exterior: Brick
Garage: Attached 1-Car
Square Footage: 1,874
Lot Size: 0.34 acres
Year Built: 1955
Heating/Cooling: Gas Warmed & Cooled Air, Central Air

Flooring: Carpet, Hardwood, Linoleum
Water/Sewer: Public
Zoning: Residential
Taxes: \$4,265 (2019)
School District: Manheim Township
Township: Manheim Township SD

First Floor:

Kitchen: 11'3" x 11'3", eat-in
Dining Room: 11'x3" x 11'6", carpet
Living Room: 23' x 12'5", carpet
Powder Room: 5'6" x 6'8"
Family Room: 23' x 8'6", carpet, paneling, fireplace
Full Bathroom: 8'2" x 6'4"
Bedroom 1: 10'7" x 14'8", Closet
Bedroom 2: 10'9" x 10'3", hardwood, closet
Bedroom 3: 10'7" x 11'3", hardwood, closet

Lower Level:

Unfinished basement, concrete floors

All Measurements 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
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 con-
signor. 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.