



**HESS**  
AUCTION GROUP

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

# RURAL RANCH HOME W/ LANCASTER FARMLAND VIEWS



**Tuesday, July 20, 2021 • 6PM**

**1202 GOSHEN MILL RD.  
PEACH BOTTOM, PA 17563**

**T**his rural ranch style home is nestled on a 1.09-acre corner lot, surrounded by Southern Lancaster County farmland. The **interior of the home** features nice sized living room, kitchen with dining area and sliding glass doors to a rear, covered porch, 2 well-sized bedrooms and a full bath. **The full basement** is unfinished but very clean and has potential for additional living space. **Additional amenities** include an attached 1-car garage with exterior access, large, detached garden shed, and close proximity to popular scenic/hiking destinations.

**AUCTIONEER'S NOTE:**

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

Auction for: Andrew & Stacey Morrison  
Attorney: James Clark

\*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:** Aluminum, Stone  
**Roof:** Asphalt  
**Garage:** Attached 1-Car Garage  
**Square Footage:** 884sq. ft.  
**Lot Size:** 1.09 acres  
**Year Built:** 1950

**Heating/Cooling:** Fuel Propane Forced Air  
**Flooring:** Vinyl, Carpet  
**Electric:** 100amp  
**Water/Sewer:** On-Site  
**Zoning:** Agricultural  
**Taxes:** \$1,923 (2019)  
**School District:** Solanco SD  
**Township:** Drumore Township

## **First Level**

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**Living Room:** 17'4" x 12'7", Carpet  
**Kitchen/Eat-in Area:** 12'1" x 17'3", Patio Door, Vinyl  
**Bedroom 1:** 9'4" x 11'1", Carpet  
**Bedroom 2:** 9'7" x 13'1", Closet, Carpet  
**Bath:** 7'4" x 6'9", Tub/Shower Combination, Vinyl  
**Enclosed Breezeway:** 3' x 16'7", Basement Stairs, Exterior Entrance, Vinyl

## **Lower Level:**

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Unfinished, Laundry Hook-up, Laundry Tub

## **Exterior**

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Covered Rear Patio

**\*All Measurements are Approximate\***



## **LENDERS**

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