



HESS
AUCTION GROUP

Public Auction

REAL ESTATE
PERSONAL PROPERTY

IDEALLY LOCATED 1.7+/- ACRE HIGHWAY COMMERCIAL PROPERTY



Friday, April 23, 2021

**Personal Property 10AM Live & Online
6PM Real Estate**

**4435 OREGON PIKE
EPHRATA, PA 17522**

This commercially and industrially zoned property has both excellent exposure and convenient location, seconds from the intersection of 222, and Newport Road along route 272. **This property is currently being utilized** to support a large concrete contractor and separate retail car lot. **Buildings and improvements** include 6,200 square footage of shop and garage space with multiple overhead garage doors restroom and outdoor storage and a 1,758 square foot office building with seven offices, lunch room, and restroom. **Full equipment inventory to follow.**



SHOWN BY APPOINTMENT

Real Estate Auction for: Rose Hill Investments, LLC
Personal Property Auction for: Rose Hill Construction Inc.
Attorney: Frank A. Nardo Jr.

***SEE REVERSE SIDE
FOR MORE***

For information about financing call 717-664-5238

Real Estate Terms & Conditions: \$50,000 down day of sale. Balance due at settlement on or before June 30th, 2021. Written Conditions of Sale and announcements made on day of sale take precedence over advertised information.



Square Footage: 6,200+/-sq. ft. Shop / 1,758+/- sq. ft. Office

Lot Size: 1.7+/- Acres

Heating/Cooling: Main shop area: wall-mounted "Modine style" propane heaters. Office area: hot-water radiant floor heat (propane), central air units

Water/Sewer: Well / Septic

Zoning: Highway Commercial / Industrial

Taxes: Approx. \$7,776.26

School District: Conestoga Valley

Township: West Earl Township

Personal Property

Complete liquidation of Rose Hill Construction. After 35 years in business, offering entire inventory including:

Trucks & Trailers: 2020 F150 Red Ford Pickup, 2014 F150 Red Ford Pickup, 2013 F150 Blue Ford Pickup, 2012 F350 White Ford Crew Utility, 2011 F350 White Ford Crew Utility, 2008 F350 Red Ford Pickup, 2006 F250 White Ford Pickup, 2004 F350 Blue Double Cab Pickup, 2002 F450 Red Ford Small Dump, 1999 F 250 White Ford Pickup, 1999 F450 Red Ford Stake Body, 1985 Brown Mack Dump, 2020 Black Cargo Express Trailer (20', Enclosed Boxed Trailer, w/ very light use), 2013 Blue Wells Cargo Trailer (16ft Enclosed w/ Barndoors), 1999 Black Pequea Trailer, 1993 Red Skid Loader Trailer – Handmade, 1989 Red Form Trailer – Handmade

Skid Loaders & Attachments: Bob Cat S160 w. quick attach, 1,725hrs, auxiliary hydraulics; Mustang 940 5200 hours; hydraulic jackhammer with skid loader quick attach, Towe post hole auger skid loader attachment, 24" auger, Mustang 6' Skid Loader Bucket, 5' Mustang Quick Attached Bucket w/ Teeth

Concrete Equipment: Allen Engineering Pro 900 Double Trawler (Riding), Allen Miller E-16 Concrete Buggy, 2 4ft Trawlers, 8 3ft Trawling machines, some with Honda motors; 3 Plate Tampers, 7 Portable Generators (Various capacity, Yamaha Honda Etc.), 2 Vibratory Screed (8ft, 12ft 14ft head), Husqvarna Dust Collector, 3 Rebar Tyers, selection of metal forms, 1800ft. of 4inch sidewalk rails, 320ft of 6inch rails, 660ft of 18inch curb of forms and 120ft of 12inch curb forms, 180ft of 24inch curb forms, hundreds of 42in x 1in curb pins, hundreds of rebar caps, hundreds of A-clamps, wall ties (flat and snap), expansion & wire.

Tools: Rigid Table saw, Diamond Bender, Lincoln Welder, stackable toolboxes, laser levels and transits, Milwaukee battery powered tools, wrenches, sockets, handheld power tools, pedestal grinder, nail guns, digging irons, long lengths of chain, Stihl demo saws, complete office equipment **and many more items too numerous to mention!**



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