

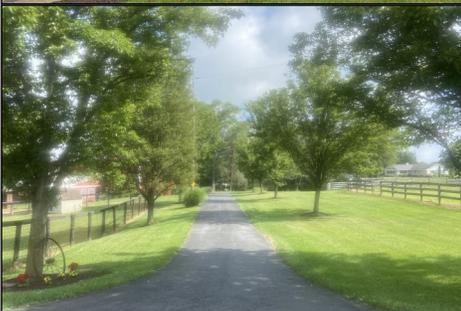


HESS
AUCTION GROUP

Public Auction

REAL ESTATE
PERSONAL PROPERTY

PICTURESQUE 14 ACRE FARMETTE



Sat. July 24, 2021 • 10 AM
PERSONAL PROPERTY ONLINE ONLY

10 LEWIS RD.
ANNVILLE, PA 17003

This extremely well-maintained 14 acre farmette located just outside of Palmyra, boasts gently rolling fields and pastures and is currently being utilized as an equine farm. **Property includes** a fully restored log farmhouse built in 1849 with great room addition that maintains its original charm and has been improved for functionality and offers state-of-the art mechanicals. **This interior includes** a modern kitchen with large granite island, pantry, full bathroom, study with exterior access, large dining/family room with exposed log wall, vaulted ceilings and propane fire-place all on the first floor. **The second floor hosts** a master bedroom with wood beam ceiling accents, two additional bedrooms, and a full bath with step-in shower and clawfoot slipper tub. **Exterior of house** has multiple covered porches, concrete patio with hot tub to watch and enjoy the beautiful sunsets. **Buildings and improvements** include lighted outdoor riding ring, round pen, spacious bank barn with large pole building addition, bay for large truck or camper and 7 stalls with wash bay, fenced dog run and fenced chicken coop area. **There is a large oversized 2 car garage** with oversized doors and an attached shop. **There are several large, fenced pastures** with multiple electric frost-free waters and run-in sheds, and scenic pond. **Enrolled in Clean & Green program.**

Auction for: David & Tracey Sattazahn
Attorney: Brinser Wagner

Open Houses: Sat. July 10, 10am – 12pm
& Mon. July 12, 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 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 Farmhouse
Construction: Frame
Exterior: Vinyl, Aluminum
Roof: Asphalt
Garage: Detached Oversized 2-Car Garage
Square Footage: 2,407sq. ft
Lot Size: 14 Acres
Year Built: 1849
Heating/Cooling: Forced Air Inverter Heat Pump, Radiant

Fuel Oil Central Air
Flooring: Hardwood, Tile, Carpet
Electric: 200amp
Water/Sewer: Private
Zoning: R-1
Taxes: \$3,257
School District: Palmyra SD
Township: N. Londonderry Twp.

First Floor

Kitchen: 23'10" x 14'5", Large Granite Island with Sink, Dishwasher, Microwave Stainless Steel Commercial LP Range, Granite Counters, Pantry, Ceiling Fans, Tile Back-splash, Hardwood

Study: 14'4" x 12'5", Exposed Log Walls and Ceiling Joists, Exterior Entrance, Ceiling Fan, Tile

Pantry: 3'9" x 10' 4", Tile

Laundry: 13'8" x 7' 9", Cabinetry with Laundry Sink, Exterior Entrance, Tile

Dining/Family Room: 29'5" x 20'5", Exposed Log Wall, Rustic Barn Wood Wainscoting, Chair Rail, Hardwood in Dining Area, Patio Door, Propane Fireplace with Stone Surround, Vaulted Ceiling with Barn Beams, Carpet

Bathroom: 11'1"x 6'6", Double Bowl Sink, Shower with Glass Door, Linen, Tile

Second Floor

Master Bedroom 12'10" x 16' 10" , Closet, Exposed Log Walls, Wood Beam Ceiling Accents, Hardwood

Bedroom 2: 14'4" x 10' 10", Expose Log and Venetian Plaster Walls, Wood Beam Ceiling, Closet, Hardwood

Bedroom 3: 10' 6" by 9' 8", Exposed Log and Venetian Plaster Walls, Wood Beam Ceiling, Closet, Hardwood

Bathroom: 10' 8" x 10'11", Slipper Clawfoot Tub, Shower with Glass Enclosure, Exposed Log Walls and Wood Beam Ceiling, Beadboard Wainscoting, Pedestal Sink, Tile

Lower Level

Unfinished, Exterior Entrance

Exterior

Covered Front and Side Porches

Large Concrete Patio with Hot Tub

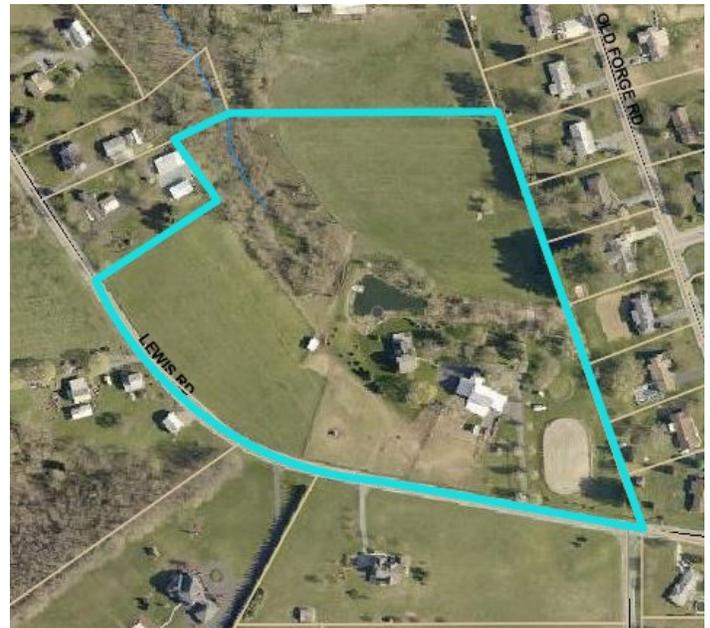
Large Bank Barn with 7 Stalls Plus Wash Bay and Large Pole Addition

Multiple Large Pasture areas with automatic watering system and run in sheds

Storage Shed

Lighted Riding Ring and Round Pen

All Measurements are Approximate



LENDERS

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