



**HESS**  
AUCTION GROUP

**Public Auction**  
REAL ESTATE

# 10 ACRE CLAY TWP PROPERTY WITH 24X24 BARN & RANCH HOME



**Thursday, October 21, 2021 • 6PM**

**135 WEST CHURCH RD.  
STEVENS, PA 17578**

**T**his 10-acre Clay Township property boasts a great, ranch style home and 24'x24' barn. The main floor of the home hosts a living room with vaulted ceilings, dining room, eat-in kitchen with patio door to large deck, family room with fireplace, three bedrooms including a master bedroom and en-suite, additional full bath and laundry room with exterior access. The unfinished daylight basement provides potential additional living space, includes a wood stove, and is plumbed for a third bathroom, also includes the 2-car garage. Additional amenities include the 24'x24' pole barn with new roof (2021), raised wooden deck, 24'x24' cement pad, and mostly tillable acreage with some wooded acreage. Property is enrolled in Clean & Green.

Auction for: Joyce K. Shaffer  
Attorney: Linda Kling

**Open Houses: Sat. Oct. 9 10am – 12pm  
& Mon. Oct. 11, 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:** Ranch  
**Construction:** Frame, Modular  
**Exterior:** Vinyl Siding  
**Roof:** Asphalt  
**Garage:** Attached (Basement) 2-Car, Door Opener  
**Square Footage:** 2,016sq. ft.  
**Lot Size:** 10 acres  
**Year Built:** 1996

**Heating/Cooling:** Oil Forced Air / Central Air (New 2021)  
**Flooring:** Carpet, Vinyl  
**Water/Sewer:** On-Site, Water Conditioning System, UV Light  
**Zoning:** Agricultural Transition  
**Taxes:** \$2,331.63  
**School District:** Ephrata Area SD  
**Township:** Clay Township

## First Level:

**Living Area:** 13'4" x 18'5", Vaulted Ceiling, Closet, Carpet

**Dining Area:** 10'2" x 13'1", Carpet

**Kitchen/Eat-in Area:** 22'2" x 13', Center Island with Tile Top, Disposal, Dishwasher, Microwave over Range (both new 2021), Refrig. new 2020, Patio Door to Large Deck, Vinyl

**Family Room:** 16'6" x 18', Wood Burning Fireplace with Stone Surround, Ceiling Fan, Carpet

**Laundry:** 8'1" x 9'8", Exterior Door, Laundry Sink, Vinyl

**Master Bedroom:** 16' x 13', His and Hers Closets, Ceiling Fan, Carpet

**Master Bath:** 9'8" x 9'8", Corner Jetted Tub, Shower, Double Bowl Vanity, Door to Laundry, Vinyl

**Bedroom 2:** 11' x 13', Walk-in Closet, Carpet

**Bedroom 3:** 11' x 13', Walk-in Closet, Carpet

**Bath:** 7'2" x 5'5", Tub/Shower Combination, Vinyl

## Lower Level:

**Unfinished,** Full Daylight with Exterior Entrance, Wood Stove, Laundry Tub, Rough in plumbing for potential 3rd bath

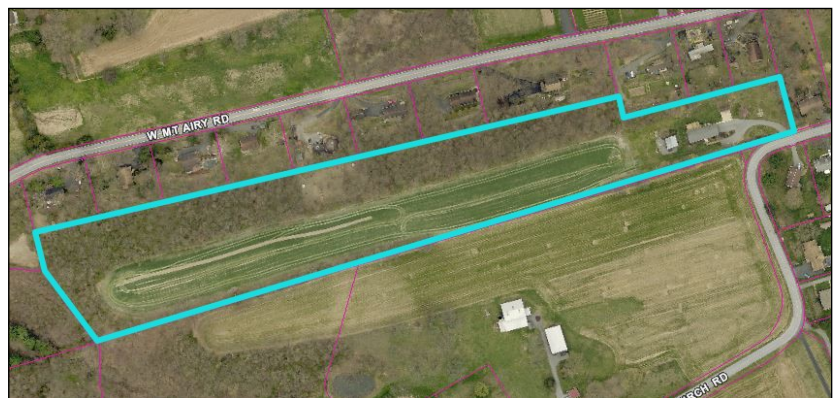
## Exterior:

**Pole Barn:** 24' x 24', Concrete Floor, New Roof (2021)

**Raised Wooden Deck:** 32' x 16'

**24'X24' Concrete Slab**

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



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