



HESS
AUCTION GROUP

Public Auction
REAL ESTATE

COUNTRY SIDE INVESTMENT PROPERTY ON 1-ACRE LOT



Sat. November 6, 2021 • 1PM

**403 W. 28TH DIVISION HWY.
LITITZ, PA 17543**

This Brickerville-area investment property sits on a deep, 1-acre lot with easy access to Route 501. The bungalow style home features a family room, large kitchen, bedroom and full bath all on the first floor. The walkout basement is unfinished and hosts a workshop, mechanical room, and large storage room. Additional amenities include a 2-car carport, fenced-in yard, and storage barn.

AUCTIONEER'S NOTE: FAMILY IS SETTLING AN ESTATE

Auction for: Michael Shenk Estate
Attorney: Nicholas T. Gard, Esq., LLM

**Open Houses: Sat. Oct. 23, 10am – 12pm
& Mon. Oct. 25, 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: Cape Cod
Construction: Frame
Exterior: Vinyl Siding
Roof: Composition Shingle
Garage: 2-Car Carport,
Square Footage: 1,080sq. ft.
Lot Size: 1.08 Acres
Year Built: 1945
Flooring: Carpet, Vinyl

Heating/Cooling: Propane & Electric Heat, Auxiliary Wood Burning Furnace
Water/Sewer: On-Site, Electric Water Heater
Electric: 100amp
Zoning: Village Commercial
Taxes: Approx. \$2,895.25
School District: Warwick SD
Township: Elizabeth Township

First Level

Entry: 11'3" x 19'4"

Dining/Living Room: 15'4" x 25'8"

Kitchen: 9'6" x 15'7"

Bedroom: 7'11" x 11'6", Wood

Bath: 7'8" x 7'9", Tub, Wood

Upper Level

9'10" x 35'8", Walk-up Attic Space

Lower Level

Semi-finished 28'8" x 15'2", Carpet

Utility/Workshop: 18'9" x 28'7", Washer Hook-up, Exterior Entrance

Exterior

Carport

Small Barn



LENDERS

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