



**HESS**  
AUCTION GROUP

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

# AFFORDABLE WELL-LOCATED MANHEIM COTTAGE



**Tuesday, February 22, 2022 • 5PM**

**341 E. SUN HILL RD.  
MANHEIM, PA 17545**

**T**his charming **Manheim cottage** features 1 level living consisting of a spacious eat-in kitchen with granite countertops, living room, bedroom, and full bath. **Additional amenities** include two large utility sheds with working electric and great location just off Fruitville Pike. Some remodeling has been done. **This home provides** an excellent opportunity as a starter home or investment property.

**AUCTIONEER'S NOTE:**

**Open Houses: Sat. Feb. 5, 10am – 12pm  
& Sat. Feb. 12, 10am – 12pm  
Or Call For An Appointment**

Auction for: Roger H. Miller Jr. Estate  
Attorney: John Gibbel

**\*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 Colonial  
**Construction:** Frame  
**Exterior:**  
**Roof:**  
**Square Footage:** 561sq. ft.  
**Lot Size:** 0.09 Acres  
**Year Built:** 1953  
**Heating/Cooling:** Fuel Oil Hot Air

**Water/Sewer:** On-Site  
**Zoning:** Mixed Residential  
**Taxes:** \$1,709  
**School District:** Manheim Central SD  
**Township:** Penn Township



### LENDERS

**Chris Karshin**  
Fulton Bank  
717-682-0693  
CKarshin@fultonmortgag  
ecompany.com

**Dwight Rohrer**  
Bank of Bird-In-Hand  
717-572-1492  
drohrer@bihbank.com

**Megan Livengood**  
Bank of Bird-In-Hand  
717-929-2208  
mliven-  
good@bihbank.com

**Marvin Charles**  
MidAtlantic Farm Credit  
717-368-7387  
mcharles@mafc.com

**Dale Hershey**  
Univest  
717-519-7077  
hersheyd@univest.net

**Jason R. Landis**  
First Citizens Community  
Bank  
717-575-7435  
jrlandis@myfccb.com

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