



HESS
AUCTION GROUP

Public Auction

REAL ESTATE

3 BEDROOM COUNTRY RANCH STYLE HOME WITH LARGE FAMILY ROOM



Thurs. April 21, 2022 • 6PM

**9 LOCUST LN.
LEOLA, PA 17540**

This extremely well-maintained ranch style home is nestled on a beautiful lot boasting farmland views. **The main floor of the home** features a large living room, custom cherry kitchen, three bedrooms, a full bath and half bath, first floor laundry and a spacious, large, well-designed sunroom/family room addition with cathedral ceilings, lots of windows and custom built-in gas fireplace. **Additional amenities** include a maturely shaded yard and easy access to Route 23, 772, 272, and 222.

AUCTIONEER'S NOTE:

**Open Houses: Sat. April 9, 10am – 12pm
& Mon. April 11, 5pm – 6:30pm**
Or Call For An Appointment

Auction for: Evelyn M. Bollinger
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: Ranch
Construction: Masonry
Exterior: Brick
Roof: Composition Shingle
Garage: Attached 1-Car
Square Footage: 1,664sq. ft.
Lot Size: 0.48 acres
Year Built: 1960

Heating/Cooling: Oil Hot Water, Central Air
Water/Sewer: Well Water, Public Sewer
Zoning: Low Density Residential
Taxes: Approx. \$3,697
School District: Conestoga Valley SD
Township: Upper Leacock Township

Main Level:

Living room: carpet, operational wood stove insert, 20'2 x 13'3
Dining room: hardwood, 13'3 x 10'10
Full Bathroom: carpet, closet, 9'8 x 4'3
Bedroom 1: Hardwood, 11'11 x 12
Bedroom 2: carpet, closet, 12' x 13'9
Bedroom 3/Office: hardwood, closet, 12'8 x 9'9
Kitchen: linoleum, 14'5 x 10
Half bath/laundry room: 8'8 x 6'5
Family room addition: carpet, vaulted wood ceiling, ceiling fan, propane fireplace, 26'5 x 13'9

Lower Level:

Basement: 35' x 26', partially finished, bar area

Exterior:

Garden Shed



LENDERS

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