



**HESS**  
AUCTION GROUP

# Public Auction

REAL ESTATE

## 29 ACRE MANOR TWP. FARMETTE W/ 5 BEDROOM HOME



Thurs. March 31, 2022 • 6PM

2000 FRANKLIN RD.  
WASHINGTON BORO, PA 17582

**T**his 29-acre Manor Twp. farmette boasts gently rolling, mostly tillable acreage, well elevated farmland views, a 5-bedroom home, bank barn, and large lean-to. The **main floor of the home** features a living room, eat-in kitchen, first floor master bedroom with full bath, and laundry room with full bath. **The second-floor** hosts 4 bedrooms and a full bath. **The finished basement** offers a family room and half bath

*AUCTIONEER'S NOTE: FAMILY IS SETTLING AN ESTATE*

**Open Houses: Sat. March 19, 10am – 12pm  
& Mon. March 21, 5pm – 6:30pm**  
Or Call For An Appointment

Auction for: Paul K. Harnish Est.  
Attorney: James Clark

\*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:** Farmhouse  
**Construction:** Frame  
**Exterior:** Vinyl Siding  
**Roof:** Asphalt  
**Garage:** Attached 2-Car w/ Door Opener, Front & Rear Man Doors  
**Square Footage:** 2,304sq. ft.  
**Lot Size:** 29.1 acres  
**Year Built:** 1993

**Heating/Cooling:** Propane Forced Air / Central  
**Flooring:** Tile, Hardwood, Carpet, Vinyl  
**Water/Sewer:** Private, Propane Water Heater, Water Conditioning System with UV Light  
**Electric:** 200amp w/ Generator Back-up  
**Zoning:** Agricultural  
**Taxes:** Spring \$956 / Fall \$\$3,901  
**School District:** Penn Manor SD  
**Township:** Manor Township

### First Floor

**Entry:** Stairs, Closet, Tile Entrance  
**Living Room:** 14'10" x 13'11", Carpet  
**Kitchen/ Dining Area:** 15'5" x 15'11", Microwave, Dish-washer, LP Stove, Center Island, Vinyl  
**Master Bedroom:** 13'11" x 14'11", Walk-in Closet, Private Bathroom Entrance, Carpet  
**Office/Bedroom:** 10'4" x 12', Closet, Carpet  
**Bathroom:** 14'11" x 7'2", Linen, Double Bowl Vanity, Tub/ Shower Combination, Entrance to Bedroom, Vinyl  
**Laundry/Mudroom:** 6'2" x 13'5", Laundry Tub, Closet, Garage Entrance, Vinyl  
**Bathroom:** 6'2" x 8'6", Shower, Vinyl

### Second Floor

**Bedroom 2:** 14'3" x 15'11", Closet, Carpet  
**Bedroom 3:** 13'7" x 13'11", Closet, Carpet

**Bedroom 4:** 16'3" x 14'3", Closet, Carpet  
**Bedroom 5:** 14'2" x 13'11", Closet, Carpet  
**Bath:** 10'6" x 7'5", Tub/Shower Combination, Linen, Vinyl

### Lower Level

30' x 30', Partially Finished, Daylight with Exterior Door, Sump Pump  
**Half Bath:** 4'5" x 4'2"

### Exterior

Covered Front Porch  
Large Bank Barn

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



### LENDERS

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