



**HESS**  
AUCTION GROUP

**Public Auction**  
REAL ESTATE

# AFFORDABLE MANHEIM HOME



**Thurs. July 28, 2022 • 6PM**

**123 E. LOGAN AVE.  
MANHEIM, PA 17545**

**T**his well-maintained Manheim property is surprisingly updated and remodeled inside. The interior of the home includes eat-in kitchen, living room, two bedrooms and full bath on the first floor. Full finished basement includes family room, laundry and storage areas. Other amenities include attached oversized garage and wrap around driveway.

**AUCTIONEER'S NOTE:**

**Open Houses: Sat. July 16, 10am – 12pm  
& Mon. July 18, 5pm – 6:30pm  
Or Call For An Appointment**

Auction for: Chris Hess  
Attorney: J.D Young

\*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  
**Exterior:** Vinyl  
**Roof:** Asphalt  
**Garage:** Attached 1-Car, Stairs to basement  
**Square Footage:** 1,426sq.ft.  
**Lot Size:** 0.16 acres  
**Year Built:** 1931  
**Heating/Cooling:** Propane Forced Air w/ Electric Baseboard

Heat Back-up, Central AC  
**Flooring:** Carpet, Vinyl, Laminate Plank  
**Electric:** 200amp  
**Water/Sewer:** Public  
**Zoning:** Residential  
**Taxes:** Approx. \$3,332  
**School District:** Manheim Central SD  
**Township:** Manheim Borough

## First Level

**Living Room:** 17'7" x 11'4", Ceiling Fan, Laminate Plank

**Kitchen/Eat-in Area:** 12'11" x 7'10", Vinyl

**Bedroom 1:** 11'5" x 11'5", Ceiling Fan, Walk-in Closet with Attic Access, Carpet

**Bedroom 2:** 11'5" x 10'7", Ceiling Fan, Closet, Carpet

**Bath:** 7'8" x 4'10", Tub/Shower Combination, Vanity with Granite Top, Chair Rail, Vinyl

## Lower Level

**Finish Area:** 16'1" x 19'6", Wood Wainscoting, Electric in Wall Heat, Carpet

**Laundry Room:** Washer/Dryer Hook-up

Storage/Utility Room

## Exterior:

Storage Shed

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



## 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  
jrandis@myfccb.com

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