HESS AUCTION GROUP

Public Auction

Real Estate

1.8 ACRE LITITZ AREA HORSE FARM

Tues. September 20, 2022 • 6PM

662 Integrity Dr.
Lititz, PA 17543

This well-maintained, 1.8-acre property is located on the edge of an upscale development and borders the gently flowing Little Conestoga Creek, property is fenced for horses. **The first floor of the home** features a contemporary eat in kitchen, Living room and large family room with lots of natural light, master suite, half bath, large office, and a mudroom. The **second floor** includes four bedrooms and full bath, lots of storage space and access to the unfinished walk-up attic. **Additional amenities** include full unfinished daylight basement, 12 x 24 outside deck, lots of outdoor spaces and professional landscaping, 38 x 42 two-story horse barn or garage with unfinished second floor. **The house** has been improved to include air conditioning, fully wired Comcast wiring.

Auctioneer's Note:

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

Auction for: Melvin & Mary Petersheim
Attorney: Young & Young

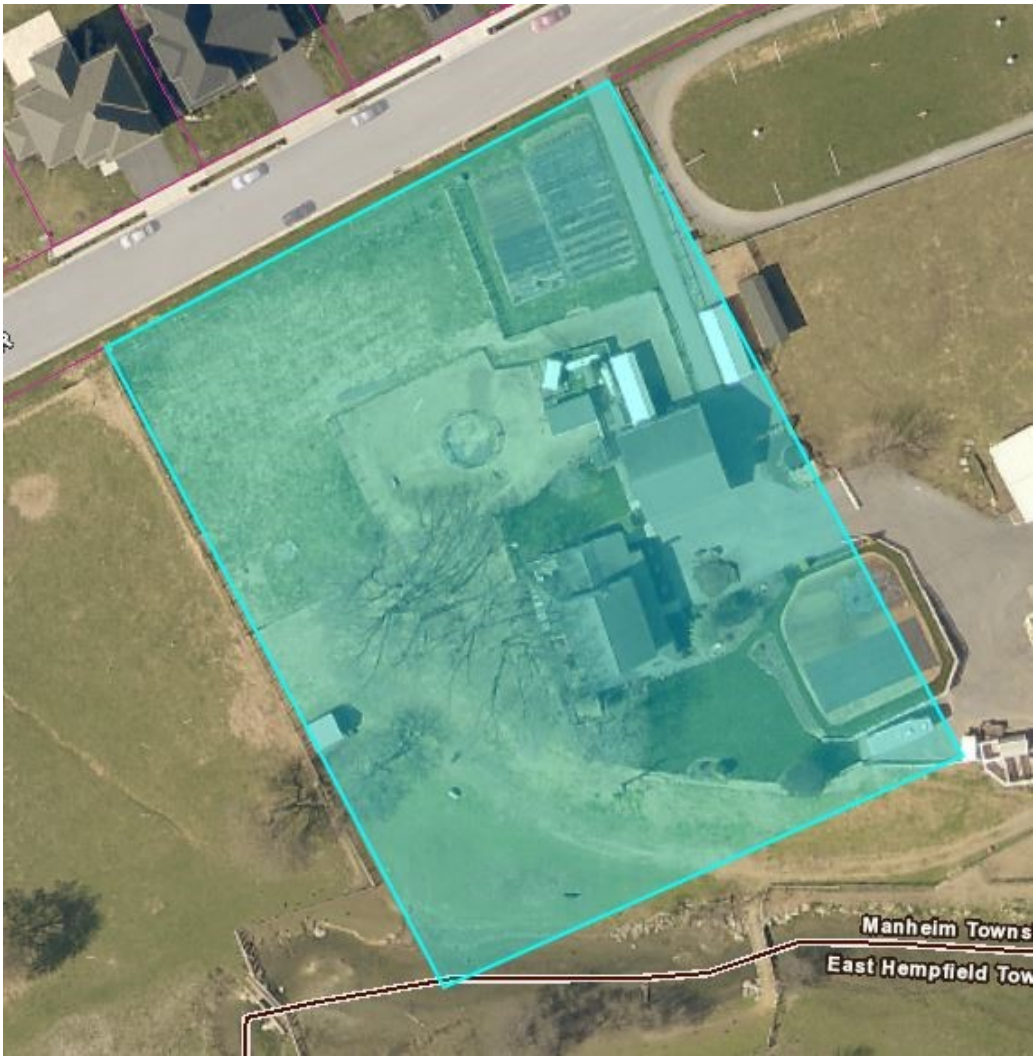
For information about financing call 717-664-5238

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: 2-Story Farmhouse
Construction: Frame
Exterior: Vinyl Siding
Roof: Composition Shingle
Garage: Detached 2-Car
Square Footage: 3,642sq. ft.
Lot Size: 1.875 acres
Year Built: 2003

Heating/Cooling: Natural gas / Central Air
Water/Sewer: Public Sewer, On-Site Water
Zoning: Residential
Taxes: Approx. $7,848
School District: Manheim Township
Township: Manheim Township



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