



**HESS**  
AUCTION GROUP

# Public Auction

REAL ESTATE  
PERSONAL PROPERTY

## 3 BEDROOM STONE RANCH HOME WITH FARMLAND VIEWS



**Saturday, November 5, 2022**

Personal Property 9AM • 12PM Real Estate

**566 RIFE RUN RD.**

**MANHEIM, PA 17545**

**T**his 3-bedroom, stone ranch home is nestled on a beautiful lot boasting farmland views. **This main level** features a living room with bow window, kitchen with dining area and access to screened porch, three bedrooms, one with en-suite, and a full bathroom. **The lower level** hosts a finished area with wood burning fireplace and unfinished area with a kitchenette. **Additional amenities** include an attached 2-car garage, screened gazebo, concrete patio, storage shed (approx. 2 years), newer roof, and easy access to Route 72.

**Open House: Sat. Oct. 22, 10am-12pm  
& Mon. Oct. 24, 5pm-6:30pm  
Or Call For An Appointment**

Auction for: Anna Nolt  
Attorney: Young & Young



\*For information about financing call 717-664-5238\*

**\*SEE REVERSE SIDE  
FOR MORE PICTURES\***

**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:** Stone, Aluminum  
**Roof:** Asphalt  
**Garage:** Attached 2-Car, Opener, Laundry Hook-up, Sink  
**Square Footage:** 1,540sq. ft.  
**Lot Size:** 0.74 acres  
**Year Built:** 1968

**Heating/Cooling:** Oil Hot Water Radiant Floor, Central AC  
**Flooring:** Hardwood, Carpet, Tile  
**Electric:** 200amp  
**Water/Sewer:** On-Site  
**Zoning:** Agricultural  
**Taxes:** \$3,891  
**School District:** Manheim Central SD  
**Township:** Rapho Township

### First Level

Living Room: 13' x 23'9", Bow Window, Hardwood  
Kitchen: 12'9" x 16'9", Ceiling Fan, Dishwasher, Microwave, Tile  
Dining Area: 14' x 10'9", Ceiling Fan, Patio Doors to Screened Porch, Tile  
Bedroom 1: 14'6" x 10'11", Closet, Carpet, Ensuite Bath-4'4" x 8'11", Shower, Tile Wall Surround and Floor  
Bedroom 2: 11'9" x 10'11", Closet, Carpet  
Bedroom 3: 14'6" x 6'3", Attic Access, Closet, Carpet  
Bath: 10'9" x 7'10", Tub/Shower Combination, Tile Walls, Linen, Tile

### Lower Level:

Finished Area: 12'6" x 23'5", Wood Burning Stone Fireplace, VCT  
Unfinished Area with Kitchette, Sump Pump, Bilco Entrance

### Exterior:

Screened Porch, Concrete Patio, Storage Shed

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

#### **Restored JD 318 , GX 345 John Deere garden tractor**

**Antiques & collectibles:** early chicken waterer w/ blue hens, Marietta cast-iron pot, 20+ early egg scales incl. some unusual models, blue & other early fruit jars, cast iron frying pans incl. Griswold & others, early crocs/jugs, art pottery, 25+ cast-iron door-stops incl. dogs horses cats etc., early cast-iron coffee mill, cast iron balance scales, lg selection of decorative China incl. German & other European bowls/plates, fluid lamps, decorative glassware, good early mantle clock, Nice selection of coins & currency incl. silver, unusual Pyrex bowls, Bernina surger & sewing machine, games/toys, Kirby upright vacuum w/ shampooer, 200 lots of miscellaneous books some early, early wrought iron utensils incl. strainers & Lidl's, corning ware, copper luster, carnival glass, sewing supplies, chimney, early croquet set, nice selection of lawn & garden items, **many more items too numerous to mention!**

**Furniture:** six matching Ebersole plank bottom chairs, oak extension table with 9 leaves, early oak butter print bed, six matching cane seated antique chairs, wooden high chair, blonde midcentury four piece bedroom suit, Victorian upholstered side chair, large cedar chest, two piece living room suit, several bookcases, cane seated rocker, miscellaneous end tables and plant stands, cherry step back hutch, clothes trees, unusual square antique gateleg table, five piece contemporary patio set, additional outdoor furniture, seven piece oak table and chair set with extension table, like new GE side-by-side refrigerator with indoor water and ice, Frigidaire range several metal wardrobes, 20 folding chairs, Ping pong table, oak cradle, two matching oak wardrobes, vintage agate top table, sports craft air hockey table, bunk beds, upholstered sleeper sofa,



### LENDERS

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