



HESS
AUCTION GROUP

Public Auction

REAL ESTATE
PERSONAL PROPERTY

3 BEDROOM MANHEIM COUNTRYSIDE RANCH HOME



Saturday, November 19, 2022
Personal Property 9AM • 12PM Real Estate

**1427 SHUMAKER RD.
MANHEIM, PA 17545**

This 3-bedroom ranch style home is nestled on a nice lot in the countryside with easy access to Route 72. **The interior of the home** features a living room with wood burning fireplace, kitchen with dining area, 3 bedrooms, full bathrooms, and a laundry/mudroom. **The lower level** is unfinished. **Additional amenities** include an attached 1-car garage and 2 storage sheds.

**Open House: Sat. Nov. 5, 10am-12pm
& Mon. Nov. 7, 4:30pm-6pm**
Or Call For An Appointment

***SEE REVERSE SIDE
FOR MORE INFO***

Auction for: Arthur & Ruth Wenger
Attorney: Scott Albert



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: Common Brick
Roof: Composition Shingle
Garage: Attached 1-Car
Square Footage: 1,372sq. ft.
Lot Size: 0.63 acres
Year Built: 1960

Heating/Cooling: Fuel Oil Hot Water Radiators
Flooring: Carpet, Vinyl
Water/Sewer: Well/Septic
Zoning: Agricultural
Taxes: \$3,458
School District: Manheim Central SD
Township: Rapho Township

First Level

Living Room: 13'1" x 19'7", Wood Burning Fireplace with Brick Surround, Carpet
Kitchen/Dining Area: 21'2" x 9'7", Peninsula, Cooktop, Wall Oven, Ceiling Fan, Vinyl
Laundry/Mudroom: 12'4" x 8'2", Sink, Closet, Exterior Door, Vinyl
Bedroom 1: 10'2" x 12'11", Closet, Carpet
Bedroom 2: 12' x 13', Ceiling Fan, Closet, Carpet
Bedroom 3: 9'6" x 9'11", Closet, Carpet

Bath: 9'5" x 6'10", Tub/Shower Combination with Tile Surround, Tile Walls, Linen, Vinyl

Lower Level:

Unfinished

Exterior:

2 Storage Sheds

All Measurements are Approximate

Wenger Personal Property

Vehicles: 2005 Subaru Forester, 177,000 miles AWD, 1999 Dodge 1500 Pickup Truck 4WD, 83,000 miles

Lawn & Garden: Husqvarna YT42LS Riding Lawn Mower w/ 42 in. deck, 434 hours, 6 x 8 Utility Trailer, Husqvarna Rear Tine Rototiller, Wizard Rototiller, Echo Straight Shaft String Trimmer, Echo Leaf Blower, Toro Snowblower, Air Compressor, Large Selection of Lawn and Garden Long handled Tools, Ladders, Wheelbarrows, Garden Supplies, Vinyl Picnic Table, General Selection of Carpentry Related Tools including DeWalt Cordless Tools, Electric Saws, Bench Grinder, Socket Sets, etc., Hand Truck, Shelving

Antiques & Collectibles, Housewares: Large selection of Hunting Supplies, including Ammo, Large Selection of Coins and Foreign currency, Taxidermy including Giraffe Head Mount, Wildebeest and Wild Hog, Antelope, Vintage Christmas Items, Advertising Items, Globe Electric Slicer, Hobart Scales, Commercial Sausage Stuffer, Very Nice Kenmore Upright Freezer, RCA Refrigerator, Canning Supplies, Contemporary Cookware, Sewing Items and Supplies, Pyrex Nesting Bowls, Decorative China, Early Crocks,

Furniture: Decorative Cedar Chest, Small Safe, Bookshelves, Mid Century Chest of Drawers and Dresser, Drafting Table, Early Oak Extension Table, Glass Front Bookcase, Platform Rocker, One Drawer Early end Table, Plank Bottom Chairs, Misc. Upholstered Living Room Furniture, Vintage Stereo, Large Selection of Box Lots and Much more Merchandise too Numerous to mention!



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