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Public Auction
REAL ESTATE

WELL-LOCATED 3 ACRE HOMESTEAD WITH 2 GREENHOUSES



Thursday, August 3, 2023 • 6PM

**1532 CLOVERLEAF RD.
MOUNT JOY, PA 17552**

This ideally located property is just off the Rheems exit of Route 283 and is home to Cloverleaf Herb Farm. **The home is framed by 3 acres** allowing you to have a sense of privacy yet operate an at-home business. **The main floor of the home** features a living room with fireplace, eat-in kitchen with sliding door to the rear deck, 3 bedrooms including a master bedroom with master bathroom, office or potential 4th bedroom, and full bathroom. **The partially finished basement** hosts a family room, full bathroom, laundry area, and abundant storage space. Next to the home is a detached, 2-car garage with full daylight lower level which hosts a small store. **Included with the real estate** are two 20'x40' heated greenhouses. **Additional amenities** include ample parking, multiple garden beds, and a gorgeous view from the rear deck. **Property is enrolled in Clean & Green.**

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



Auction for: John & Kathy Musser
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
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Type: Ranch
Construction: Frame
Exterior: Vinyl Siding
Roof: Composition Shingle
Garage: Detached 2-Car Garage
Square Footage: 1,539sq. ft.
Lot Size: 3.1 acres
Year Built: 1975

Heating/Cooling: Fuel Oil Hot Water Baseboard Heat, Electric Heat in Addition
Water/Sewer: On-Site
Zoning: Agricultural
Taxes: \$2,362
School District: Donegal SD
Township: Mount Joy Twp

Main Floor

Eat in Kitchen, 20' x 10, sliding door to deck, vinyl
Living Room, 11'11 x 17, front entrance, fireplace, carpet
Bedroom, 11' x 13', closet, ceiling fan, carpet
Master Bedroom, 12'1 x 10', carpet
Master Bathroom, 9' x 4'1, shower stall only, vinyl
Walk Thru Bedroom, 12' x 15', carpet
Office/Bedroom, 11'11 x 8'1, closet, carpet
Full Bathroom, 10' x 4', vinyl'

Basement

Partially Finished
Family Room, 38' x 13', vinyl and carpet, access to small concrete pad/patio
Full Bathroom, 4'1 x 6', tub/shower combo, vinyl
Laundry area
Abundant Storage area

Exterior

(2) 20' x 40' heated (propane) greenhouses being sold with real estate
Detached 2 car garage w/ heated Herb Shop/Store (Store 19'11 x 20'1) below
Parking area for shop



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