



HESS
AUCTION GROUP

Public Auction
REAL ESTATE

RAPHO TWP RANCH HOME WITH COUNTRY VIEWS



Thurs. July 27, 2023 • 6PM

**60 S. COLEBROOK RD.
MANHEIM, PA 17545**

This three-bedroom ranch home has been very well cared for, is conveniently located and boasts gorgeous Lancaster farmland views. **The main floor of the home** features a living room, dining room with access to rear deck, kitchen with cherry cabinetry, three bedrooms including a master bedroom with en-suite and his & hers closets, and a full bathroom. **The daylight basement** hosts a recently updated family room and access to the 2-car garage. **Additional amenities** include easy access to Route 283.

**Open Houses: Sat. July 15, 10am-12pm
& Mon. July 17, 5-6:30pm
Or Call For An Appointment**

Auction for: Ruth Weidman
Attorney: JD 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: Masonry
Exterior: Brick, Stone Veneer
Roof: Composition Shingle
Garage: 2-Car Lower Level
Square Footage: 1,396sq. ft.
Lot Size: 0.48 acres
Year Built: 1960

Heating/Cooling: Fuel Oil Hot Water Radiators, Central Air
Water/Sewer: On-Site
Zoning: Crossroads Community
Taxes: \$3,417
School District: Manheim Central
Township: Rapho Township

Main Floor

Living Room, 28' x 13', recently replaced large front window, fireplace w/ gas insert (not running) carpet

Dining Room, 12'10 x 9, access to covered deck, carpet

Kitchen, 12'10 x 9, vinyl

Master Bedroom, 14' x 10', double closets, ceiling fan, carpet

Master Bath, 5' x 4', shower, newer fixtures, vinyl

Bedroom 2, 12'1 x 10'10, closet, hardwood

Bedroom 3/Office, 9' x 12', ceiling fan, closet, hardwood

Full Bathroom, 5' x 4'1, wainscoting, tile shower, recently updated, laminate

Basement

Partially Finished

Family Room, 23' x 16'10, recently remodeled to include new walls, flooring and ceiling tiles, fireplace with brick surround, bar area

Unfinished storage/laundry room, 24' x 9'

Oversized 2 car basement garage

Sump Pump

Very well maintained custom built single owner home, farm land views, convenient location

All Measurements 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
Farm Credit
717-368-7387
mcharles@horizonfc.com

Dale Hershey
Univest
717-519-7077
hersheyd@univest.net

Jason R. Landis
First Citizens Community
Bank
717-575-7435
jrlandis@myfccb.com

This fact sheet is provided as a courtesy. Information included is believed to be accurate & has been provided to us by the consignor. John M. Hess Auction Service is not responsible for any clerical errors or misrepresentations by consignor in above printed materials. The purchaser is responsible to research and verify any and all information regarding this property.