

## 4 BEDROOM BRICK HOME IN NICE NEIGHBORHOOD

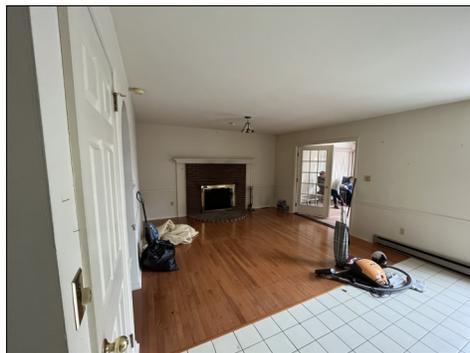
Tues. April 9, 2024 • 6pm

140 PHEASANT RIDGE RD.  
LEWISBURG, PA 17837

**T**his well-maintained brick home is nestled in a nice country community development, with easy access to Route 15. **The first floor of the home** features a living room, dining room, kitchen, breakfast nook, sitting area with wood burning fireplace, half bathroom, and sunroom with tile flooring with deck access. **The second-floor** hosts 4 bedrooms including a master bedroom with en-suite and additional full bathroom. Full unfinished basement. **Additional amenities** include central air, an attached two-car garage, maturely landscaped yard, and rear deck.



Open Houses: Sat. Mar. 30, 10am-12pm  
& Mon. April 1, 5pm-6:30pm  
Or Call For An Appointment



### FEATURES



GREAT LOCATION



WOOD BURNING FIREPLACE



MASTER SUITE

Auction for: Joseph N. & Carol L. Allison  
Attorney: Ann Martin

LEAD AUCTIONEER: John M. Hess



717-664-5238 or 877-599-8894

[www.hessauctiongroup.com](http://www.hessauctiongroup.com)

[contact@hessauctiongroup.com](mailto:contact@hessauctiongroup.com)

**Type:** 2-Story  
**Construction:** Masonry  
**Exterior:** Brick  
**Roof:** Asphalt Shingle  
**Garage:** Attached 2-Car Garage  
**Square Footage:** 1,728sq. ft.  
**Lot Size:** 0.43 acres  
**Year Built:** 1989

**Heating/Cooling:** Electric Heat, Heat Pump / Central Air  
**Water/Sewer:** Public  
**Zoning:** Residential  
**Taxes:** \$5,471  
**School District:** Lewisburg Area SD  
**Township:** East Buffalo Township



**\*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.

### 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

**Josh Housekeeper**  
Ephrata National Bank  
717-738-5473  
agdept@epnb.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.