

1.9 ACRE LOT W/ 40'X60' SHOP & SEPARATE 4 BEDROOM HOME

Sat. April 20, 2024
9am Personal Property
1pm Real Estate

243 & 245 E. MAIN ST.
BROWNSTOWN, PA 17508

Two amazing opportunities in one day! Nestled in a nice neighborhood, these adjacent properties offer easy access to Route 272 and Route 222.

Parcel 1: This 1.9 acre lot boasts a 40'x60' shop with 12'x18' doors and second-story storage. The lot also includes a 20'x40' in-ground pool, bathhouse, and shaded concrete patio with fans. This property is approved for the building of a residential unit.

Parcel 2: This well-maintained home sits on a nice lot adjacent to Parcel 1. The main floor of the home features a formal living room, dining room, eat-in kitchen, family room with woodburning stove, powder room, laundry room and office area through the attached 2-car garage with two separate office spaces and a half bathroom. The second floor hosts a master bedroom with walk-in closet and en-suite, 2 additional bedrooms, and efficiency space consisting of a living room, bedroom, and full bathroom. The basement is fully finished and offers access to the office area. Additional amenities include an attached 2-car garage.

Personal Property featuring vehicles, tools, antiques, commercial assets and more!
Full list to follow.



P2

Open Houses: Sat. April 6, 10am-12pm
& Mon. April 8, 5-6:30pm
Or Call For An Appointment



P1

FEATURES



GREAT LOCATION



TWO-STORY SHOP



AMPLE OFFICE SPACE

Auction for: Bill & Janet Shumate
Attorney: Young & Young

LEAD AUCTIONEER: John M. Hess



717-664-5238 or 877-599-8894

www.hessauctiongroup.com

contact@hessauctiongroup.com

Type: 2-Story
Construction: Frame
Exterior: Vinyl Siding
Roof: Composition Shingle
Garage: P2: Attached 2-Car Garage
Square Footage: P1: 2,520sq. ft. / P2: 3,790sq. ft.
Lot Size: P1: 1.9 acres / P2: 0.36
Year Built: 1993

Heating/Cooling: P2: Fuel Oil Heat / Central Air
Water/Sewer: P1: None / P2:Public
Zoning: Residential Low
Taxes: P1: \$1,926 / P2: \$9,651
School District: Conestoga Valley SD
Township: West Earl Township

243

40' x 60' Shop w/ 12' x 18' doors, concrete floor, second story storage

20' x 40' in ground Pool, bathhouse, shaded concrete patio w/ fans, new liner in 2023

245

First Floor

Entry Way, 15'4" x 13'3"

Dining Room, 12'5" x 12'1", hardwood, chair railing, moldings

Powder Room, 6'6" x 3'1", hardwood

Formal Living Room, 13'11" x 14'1", hardwood, french doors to family room

Eat in Kitchen, 25'2" x 13'8", island, vinyl, closet

Laundry Room, 17'7" x 8'8", vinyl, sink, storage, outside entrance

Family Room, 13'11" x 20'1", carpet, stove

Office Area - access through garage or separate outside entrance

Office, 11' x 11', carpet

Office, 10' x 11', carpet, closet

Common Area, 10'3" x 23', carpet, access to basement

Half Bath, 7'7" x 2'11", carpet

Second Floor

Master Bedroom, 12'11" x 24'8", carpet, vaulted ceiling, ceiling fan, walk in closet

Master Bathroom, 13'11" x 4'10", double vanity, garden tub, walk in shower, linen closet

Bedroom, 12'4" x 13'2", carpet, access to walk up attic

Full Bathroom, 10'3" x 5', tub/shower, closet

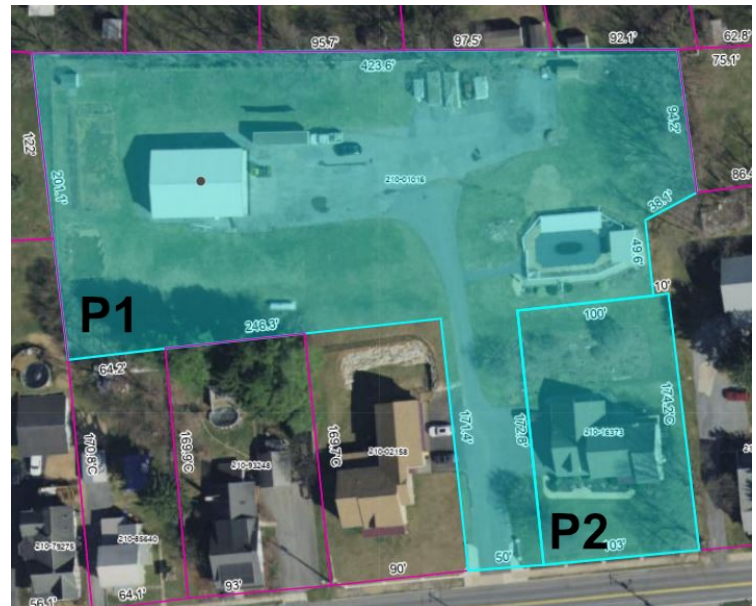
Bedroom, 10'3" x 6', carpet, double closet

Second Floor Efficiency consisting of Living Room 23'1" x 20'2", carpet and cedar closet, Bedroom 17'11" x 15'11", carpet, ceiling fan, closet and Full Bathroom, 5'8" x 6'11", vinyl, shower

Basement

Finished, vinyl tile floor, 3 entry ways including outside entrance, access to office area

All Measurements Are Approximate



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.

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