

MYERSTOWN RANCH HOME

Thursday, October 9, 2025 • 6pm

2 COLONIAL AVE.
MYERSTOWN, PA 17067



This quaint ranch home sits in a quiet residential neighborhood and offers convenient access to local restaurants, community parks, as well as Routes 501 and 422. **The main floor of the home hosts a cozy living room, kitchen, dining area, two bedrooms, and a full bathroom. Additional amenities include a partially finished basement, an attached garage, and backyard with a patio & storage shed. Whether you're searching for your first home or looking to downsize, this property is a wonderful opportunity!**

Open Houses: Sat. Sept. 27, 10am-12pm
& Mon. Sept. 29, 5pm-6:30pm
Or Call For An Appointment



FEATURES

 WELL LOCATED

 OUTDOOR SHED

 ATTACHED GARAGE

Auction for: Clarence & Kathryn Nolt
Attorney: Young & Young

LEAD AUCTIONEER: John M. Hess



 717-664-5238 or 877-599-8894

 www.hessauctiongroup.com

 contact@hessauctiongroup.com

Type: Ranch
Construction: Frame
Exterior: Brick & Siding
Roof: Composition Shingle
Garage: Attached 1-Car Garage
Square Footage: 1,026 sq. ft.
Lot Size: 0.23 acres
Year Built: 1966

Heating/Cooling: Electric Baseboard/Central AC
Water/Sewer: Public
Zoning: Agricultural
Taxes: \$3,328
School District: Eastern Lebanon County SD
Township: Jackson Twp.

Main Floor:

Kitchen, 11'4 x 12'9
Dining Room, 10' x 11'9
Living Room, 13'3 x 17'9
Bedroom, 11'11 x 11'11
Bedroom, 11'7 x 10'4, laundry hookup
Full Bathroom, 7'2 x 9'4

Basement:

Finished Area, Approx. 500 sq. ft.
Unfinished Area

Exterior:

Attached Garage, 11'4 x 21'7
Outdoor Shed, 14' x 24'

**All Measurements Approximate*



For information regarding our recommended financial lenders 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.

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.