

MANHEIM 3 BEDROOM COUNTRY HOME

Sat. May 2, 2026
9am Personal Property
12pm Real Estate

1847 HOSSLER RD.
MANHEIM, PA 17545

This three-bedroom ranch home is located in a quiet rural setting in Manheim and offers convenient access to Route 72, 772 and 283. **The main floor features** a living room that opens to a dining area with a custom kitchen installed in 2014. **The floor continues** with a master bedroom with access to a full bathroom, two additional bedrooms and another full bathroom with a dedicated laundry space. **The basement offers** a spacious family room complete with a propane fireplace and a built-in pool table. **Outside,** enjoy an attached garage, a two-car detached garage and a versatile 10' x 20' shed that also functions as a chicken coop.



Open Houses: Sat. April 18, 10am-12pm
& Mon. April 20, 5pm-6:30pm
Or Call For An Appointment



FEATURES



10' X 20' SHED



2-CAR DETACHED GARAGE




PROPANE FIREPLACE

Auction for: Leroy & Pauline Stoltzfus
Attorney: Young & Young

LEAD AUCTIONEER: JOHN M. HESS



 717-664-5238 or 877-599-8894

 www.hessauctiongroup.com

 contact@hessauctiongroup.com

Type: Residential
Construction: Veneer
Exterior: Stone
Roof: Composition Shingle
Garage: 2-Car Detached & Attached Garage
Square Footage: 1,544 Sq. Ft.
Lot Size: 0.71 Acres
Year Built: 1967

Heating/Cooling: Electric Heat Pump W/ Propane Backup / Central AC
Water/Sewer: Well / Septic
Zoning: Agricultural
Taxes: \$4,191
School District: Manheim Central SD
Township: Rapho Twp

Main Floor

Living Room, 13'2 x 20'8, carpet, closet, recessed lights

Kitchen/Dining, 20'3 x 15'8, LVP, island, custom kitchen installed 2014, gas appliances

Laundry/Full Bathroom, 8'1 x 8'8, LVP, closet, shower stall, outside entrance

Breezeway, 10'2 x 8'1, vinyl, brick walls

Full Bathroom, 12' x 7'11, vinyl, walk in shower, pocket door to master bedroom

Master Bedroom, 13'11 x 12'2, hardwood, closet, ceiling fan

Bedroom, 12'1 x 12'6, hardwood, closet, ceiling fan

Bedroom/Office, 12'1 x 10'2, hardwood, closet, ceiling fan

Basement

Family Room, 46'2 x 28'2, concrete floor, propane fireplace, utility closets, kitchen cabinets, exterior bilco doors, pool table being sold with real estate

Gas Water Heater, Sump Pump, Radon Detector installed Feb. 2023, New furnace installed 2014, New pressure tank installed 2025

Exterior

2 car detached garage, 24' x 22', electric

Shed/Chicken Coop, 10' x 20'



****ALL MESURMENTS 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.