HESS
AUCTION GROUP

PUBLIC AUCTION

3 PARCEL REAL ESTATE AUCTION W/ TWO HOMES & VACANT LOT

Saturday, November 21, 2026
P1 & P2 at 10am | P3 at 12pm

Parcel 1: 396 Woodland Ave, Middletown, PA
Parcel 2: Wisteria Dr, Middletown, PA
Parcel 3: 120 Lawrence Street, Middletown, PA

Parcel 1: This spacious home offers a functional layout with plenty of room to enjoy. The first floor features an entryway, living room, eat-in kitchen, dining room, laundry room, family room, and full bathroom. The second floor includes a primary bedroom with a private bathroom, two additional bedrooms, a full bathroom, a half bathroom, and a finished bonus room above the garage. Additional amenities include an unfinished basement and an oversized two-car garage with a dedicated workshop area.

Parcel 2: Conveniently situated directly across from Parcel 1, this vacant lot offers excellent potential for a variety of future uses.

Parcel 3: This three-bedroom home offers a full bathroom, an unfinished basement, and an exterior shed for additional storage. The property is in need of cosmetic updating, offering an opportunity to make improvements to suit your preferences.



OPEN HOUSES
Parcel 1: Sat., Nov. 7, 10am–12pm & Mon., Nov. 9, 4–5:30pm
Parcel 2: By Appointment Only
Parcel 3: Sat., Nov. 7, 10am–12pm

Private Showings Available by Appointment.







FEATURES

- **GREAT LOCATION**
- **LOTS OF POTENTIAL**
- **SPACIOUS**

Auction For: Joan L. Campbell Estate
Attorney: David Stone

Lead Auctioneer: PHIL NISSLEY

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JOHN M. HESS AUCTION SERVICE, INC.
AY000253L

Type: Parcel 1&3: Two Story • Parcel 2: Bare Ground
Construction: Parcel 1&3: Frame
Exterior: Parcel 1&3: Siding
Roof: Parcel 1&3:Shingles
Garage: Parcel 1: 2-Car Garage
Square Footage: Parcel 1: 3,427 Sq. Ft. • Parcel 2: 1,212 Sq. Ft. • Parcel 3: 300 Sq. Ft.
Lot Size: Parcel 1: 0.36 Acres • Parcel 2: 0.26 Acres • Parcel 3: 0.04 Acres
Year Built: Parcel 1: 1988 • Parcel 3: 1900

Heating/Cooling: Parcel 1: Central Air
Water/Sewer: Parcel 1&3: Public
Zoning:
Taxes: Parcel 1: $8,250 • Parcel 2: $600
School District: Middletown Area SD
Township: Middletown Boro

Parcel 1: 396 Woodland Road
First Floor
Entryway, 9'11 x 6'5, closet
Living Room, 13'3 x 16'2, carpet, ceiling fan, french doors
Eat In Kitchen, 27'10 x 21'4, carpet, tile, island, appliance garage
Dining Room, 16'7 x 13'2, carpet, chair railing, stairs to second floor bonus room
Laundry Room, 9'8 x 7'7, tile, built in ironing board
Family Room, 21'11 x 14'6, ceiling fan, corner fireplace, access to covered porch
Full Bathroom, 7'6 x 5', tile, tub/shower

Second Floor
Master Bedroom, 16'2 x 17'2, carpet, walk in closet 12'3 x 12'11 (accessed from hall as well), ceiling fan
Master Bathroom, 9'8 x 18'2, carpet, double vanity, soaking tub, walk in shower
Bedroom, 13'9 x 11'7, carpet, closet
Bedroom, 13'9 x 13', carpet, closet, ceiling fan
Finished Bonus Room above garage, 27'7 x 11'11, ceiling fan, carpet
Half Bathroom (in bonus room) 3' x 6', vinyl, laundry shoot
Full Bathroom, 7'4 x 8'4, LVP, tub/shower

Basement
Unfinished

Oversized 2 car garage with workshop area

Parcel 2: Vacant Lot

Parcel 3: 120 Lawrence Street
First Floor
Living Room, 12'4 x 11'5, hardwood, ceiling fan
Kitchen, 15'5 x 13'4, ceiling fan
Dining Room, 12'3 x 8', hardwood
Laundry Room/Half Bathroom, 7'2 x 8'4, vinyl

Second Floor
Bedroom, 11'10 x 11'2, vinyl
Bedroom, 16' x 7'10
Bedroom, 13'8 x 7'5, closet
Full Bathroom, 5' x 9'5, tub/shower

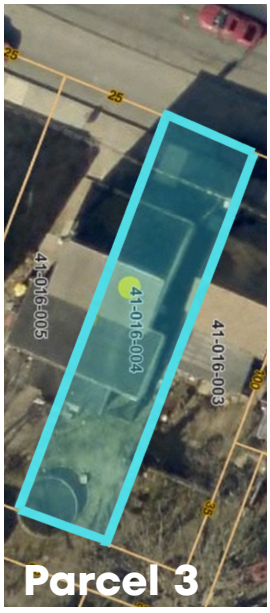
Basement
Unfinished

Exterior
Shed

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.