HESS
AUCTION GROUP

PUBLIC AUCTION

3-BEDROOM LANCASTER RANCH HOME

Saturday, December 5,2026 - 11am

57 Buch Avenue,
Lancaster, PA 17601

This Lancaster ranch home offers a spacious and inviting layout with the convenience of single-floor living. **The main floor features** a comfortable living room, eat-in kitchen, dining room, primary bedroom suite, two additional bedrooms, a recently renovated full bathroom, walk-in hallway closet, and a sunporch offering additional space to relax and unwind. **The unfinished basement provides** ample room for storage, **while an outdoor shed offers** additional space for tools and equipment. **While in need of cosmetic updating, this property offers wonderful potential for buyers looking to add their personal touches and make it their own!**



Open Houses:
Sat. November 21, 1-3pm
& Tues. November 24, 4pm-5:30pm
Or Call For An Appointment







FEATURES

- SUNPORCH
- SPACIOUS LAYOUT
- SHED

Auction For: Annetta Elmer
Attorney: Young & Young

Lead Auctioneer: PHIL NISSLEY

717-664-5238 or 877-599-8894

www.hessauctiongroup.com

contact@hessauctiongroup.com

JOHN M. HESS AUCTION SERVICE, INC.

AY000253L

Type: One Story
Construction: Frame
Exterior: Metal
Roof: Composition Shingles
Square Footage: 1,667 Sq. Ft.
Lot Size: 0.32 Acres
Year Built: 1955

Heating/Cooling: Warmed & Cooled Air
Water/Sewer: Public
Zoning: Residential
Taxes: $4,068
School District: Manheim Township SD
Township: Manheim Twp

First Floor
Living Room, 11'6 x 25'5, carpet, paneling, built in shelving
Eat in Kitchen, 19'2 x 11'6, vinyl, pantry, peninsula, washer and dryer in closet
Dining Room, 11'10 x 9'6, carpet, chair railing
Master Suite, 19'5 x 19'6, carpet, vaulted ceiling fan
Full Bathroom, 4'10 x 8'11, vinyl, tub/shower
Bedroom, 9'8 x 11'4, carpet, closet
Bedroom, 8'11 x 11'10, carpet, closet
Walk in Hallway closet
Sunporch, 13'8 x 26'11, carpet, sink, countertop
Full Bathroom, 6'11 x 7'10, LVP, walk in shower, handicap access

Basement
Unfinished



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.