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 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.**