



(Reamstown & Hahnstown Area)

HYBRID PUBLIC AUCTION



3-BR RANCHER w/ DAYLIGHT BASEMENT * .67-ACRE
HANDY-MAN PROJECT * NEEDS COSMETICS & UPDATES
SEPARATE .60-ACRE BUILDING LOT SOLD AFTER THE HOUSE

THURSDAY JUNE 12, 2025 @ 6:00 PM



3-BR BRICK RANCHER



NEEDS COMPLETE REMODEL



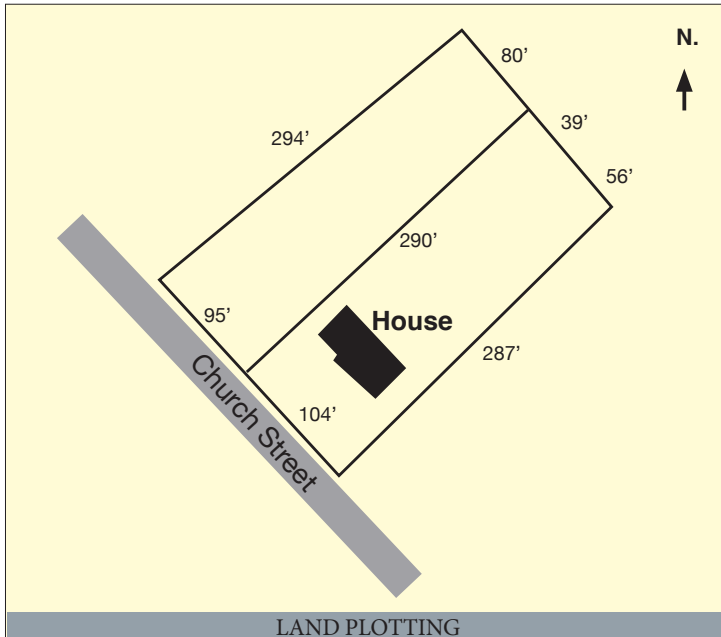
.60-ACRE VACANT LOT

LOCATED AT: 152 E. Church St. Stevens, PA 17578 * E. Cocalico Twp

DIRECTIONS: From the 4-way stop sign in Reamstown, drive South on E. Church St for 1-mile to house on the left.

REAL ESTATE: A Ranch style house w/ 3-bedrooms and daylight basement on 1.27-acre lot. House was built in 1955; has approx. 1,347 sq. ft. on main level; spacious eat-in kitchen w/ pine wood cabinetry includes elec. stove & frig; roomy front living room w/ abundant windows; 3-bedrooms w/ closets; full bathroom; closet storage; car-port. Full, rear daylight basement is unimproved w/ space for 1-car garage. Public water & sewer; oil furnace; central A/C; Cocalico S.D.; taxes approx. \$4,514.

SEPARATE LOT: A desirable .60-acre vacant lot. This lot has no improvements; zoned Residential; 95' of road frontage; mostly level with slight slope away from the road (perfect for rear daylight basement); wooded in the back; public water & sewer on E. Church St.; taxes approx. \$1,455; East Cocalico Township; desirable Cocalico School District.



AUCTIONEER NOTE: House structure seems sound, however the house needs a complete and total remodel. Oversized, private backyard. Seller has moved and motivated to sell, come prepared to buy.

OPEN HOUSE DATES: Saturdays May 31 & June 7, from 1-3 PM. Call/Text Auctioneer 717-587-8906

BRIEF TERMS: \$20,000 down payment the day of auction, balance in 60-days. Auction terms prepared by Attorney Glick, Goodley, Deibler & Fanning 717-354-7700. This information is believed to be true/accurate, however buyer is responsible to verify any/all provided information. By placing a bid, buyer is acknowledging they accept the sellers' terms & conditions.

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AUCTION FOR:
ELSIE M. HORST