

# Real Estate Auction

1 Acre w/ 4 - Bedroom House

Tuesday, April 30, 2024 @ 6 PM

1260 Sheep Hill Rd. East Earl, PA 17519



**Township:** East Earl • **Taxes:** \$3292.00 • **Tax Parcel:** 200-53420-0-0000

**Property Description:** Nice 1 acre property in a very desirable location with 4-bedroom, 2 bathroom home, large 2nd floor sitting room/library, eat-in kitchen, hardwood floors, full attic and basement, mudroom, replacements windows, radiant oil heat, 8x9 cold storage, backup wood furnace, propane stove, electric refrigerator, 200 amp electric service, 16'x17' barn, 16'x22' deck, 22'x23' patio, 7'x23' covered porch, 2-car garage with separate 100 amp service, large back yard, asphalt driveway, located next to active farmland. House in is good condition. Property is located approx. 1 mile from Shady Maple Restaurant.

**Note:** Seller is planning on moving to a retirement community and motivated to sell. Home and property are in great condition.

**Open House:** Sat., April 13, 2024 (12pm-2pm), Tues., April 16, 2024 (5pm-7pm), Sat., April 20, 2024 (12pm-2pm).

**Terms:** \$35,000 down payment is required day of auction. Buyer to pay 2% Realty transfer tax, Settlement within 45 days.

**Auctioneer:** Kore Fisher (717) 587-2539 • **Attorney:** Bryan Byler (717) 560-6330



1% Broker Participation offered to Realtors with a successful buyer, pre-registered 72 hours prior to auction. Terms day of auction supersede all marketing material, For additional pictures go to; [fisherauctions.net](http://fisherauctions.net) or [auctionzip.com](http://auctionzip.com) ID# 50522



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