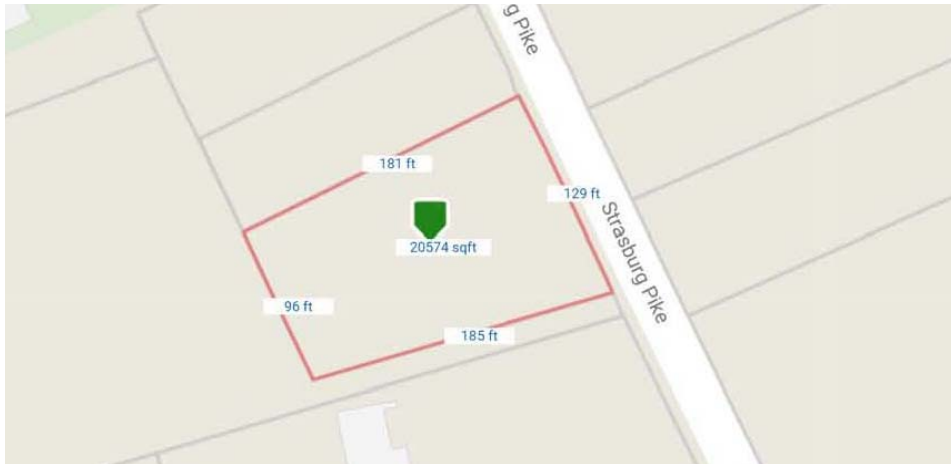


# TAX MAP



# PUBLIC AUCTION

VALUABLE LANCASTER CO. REAL ESTATE

**1 Story Brick Rancher w/Attached Oversized  
1 Car Garage/Shop on a .48 Acre<sup>+/-</sup> Lot**

**154 Strasburg Pike**

**Lancaster PA 17602**

**Tuesday, February 20, 2018 - 5:00 PM**



**BARR  
DAVIS**  
AUCTIONEERS, LLC  
AY-002084

Barr/Davis Auctioneers, LLC  
Route 30 & Pequea Ave  
P.O. Box 7, Gap PA 17527  
(717) 442-9221  
(610) 384-8433  
[www.barrdavis.com](http://www.barrdavis.com)

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**ADDRESS:** 154 Strasburg Pike, Lancaster PA 17602

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**DATE:** Tuesday, February 20, 2018 · 5:00<sup>pm</sup>

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**OWNER:** Janet L. Smith Estate

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### ★FEATURES★

Well built and kept brick Rancher with attached 1 car garage/shop on a level .48+/- acre lot.

Great location with easy access to major routes. Seriously for sale – don't miss it!

### ★SPECIAL FEATURES★

Custom cherry country kitchen w/ceiling fan/light;  
Master bedroom addition with cathedral ceiling w/fan/light and built-in bookshelves;

18'x20' Covered screened deck with access from kitchen & master bedroom;

1 Car attached garage, with an 18'x22' shop with stove flue;  
Many updated systems.

### ★PURCHASE PRICE INCLUDES ★

Refrigerator                      GE Electric Oven/Range  
Water Conditioner                Microwave Fan/Hood

### ★REAL ESTATE AUCTION TERMS★

10% Down payment day of Auction.

Balance by April 16, 2018.

Buyer pays all Realty Transfer Taxes.

*Buyers have the opportunity to make an offer to purchase this property prior to the auction under the auction terms.*

### ★OPEN FOR INSPECTION★

Thursday, February 1, 2018 from 4-6<sup>pm</sup> &

Wednesday, February 7, 2018 from 4-6<sup>pm</sup>

*Call Auctioneers for complete brochure or private showing.*

### ★DIRECTIONS★

From Rt 462 East of Lancaster, take Strasburg Pike at Turkey Hill to property on Right.

**STYLE:** 1 Story Rancher**YEAR BUILT:** 1946+/-**LOT DESCR:** .48+/- Acre (see plot plan)**ZONING:** Residential**TAX PARCEL:** 310-24945-0-0000**DEED REF:** F87-242**LIVING AREA:** 1,082+/- SF**TAXES:**            **YEAR: 2017**

\$1,838

**School:** Conestoga Valley

421

**County:** Lancaster224**Municipal:** East Lampeter Twp

\$2,482

**TOTAL**

### 2 Bedrooms 1 bath

ROOM	SIZE	LEVEL	COMMENT
LIVING	2x10	1 <sup>st</sup>	WW Carpet
KITCHEN	9x16	1 <sup>st</sup>	Vinyl
BEDROOM	13x15	1 <sup>st</sup>	WW Carpet
BEDROOM	11x12	1st	WW Carpet

**BATHS:** 1 Full bath on 1<sup>st</sup> floor**LAUNDRY:** 6'x12' Room off master bedroom**HEATING:** Oil hot water baseboard**COOLING:** Central A/C**WATER HEATER:** Electric**BASEMENT:** Full/concrete floor**GARAGE:** Attached 1 car w/electric opener**WINDOWS/DOORS:** Insulated replacement picture window & some aluminum storm**WATER:** On site well**SEWER:** On site septic**ROOF:** Shingle (approx 5 yrs. old)

*The information contained in this brochure is believed to be accurate, but is not guaranteed.*