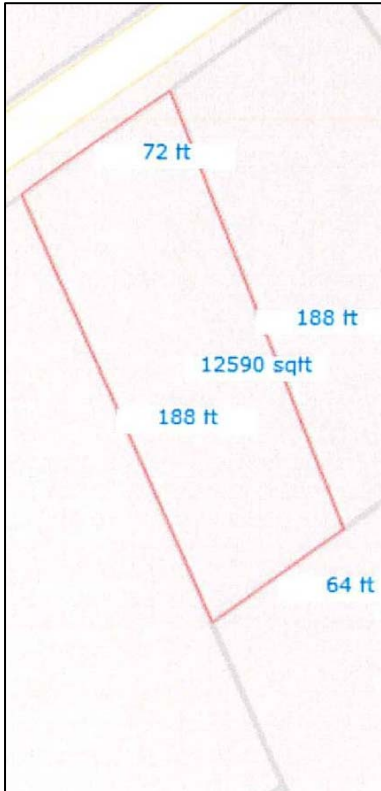


# TAX MAP



# PUBLIC AUCTION

VALUABLE LANCASTER CO. REAL ESTATE

**1 Story Home on a .25 Acre<sup>+/-</sup> Lot  
w/Detached 28' x 32' Detached Garage/Shop  
Lawn Tractor, Snowblowers, Tools  
Appliances, Some Furniture & HH Goods**

**4087 W. White Oak Road**

**Paradise PA 17562**

*Paradise Twp – Pequea Valley Schools*

**Wednesday, November 15, 2017 - 3:00 PM**

*Real Estate Offered at 4:00 PM*



## Personal Property to be Sold at 3:00<sup>pm</sup>

Craftsman YTS 3000 Lawn Tractor – 4 Yrs Old

Craftsman 28' Snowblower w/Electric Start – 2 Yrs Old

John Deere Snowblower – Recently Overhauled

Heavy Duty Dumping Lawn Cart

Washer, Dryer, Refrigerator, HD Charcoal Grill, Air  
Compressor, Foley Belsaw Grinder/Sharpener, Steel Shelving,  
Wood Ladders, Saw Horses, Hard Cart, Hose Caddy, Console  
Stereo, 33 & 78 Records, Some Furniture & HH Goods.

**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)

**ADDRESS:** 4087 W. White Oak Rd, Paradise PA 17562

**DATE:** Wednesday, November 15, 2017 · 3:00<sup>pm</sup>  
Real Estate Offered at 4:00<sup>pm</sup>

**OWNER:** Frederick C. Merklinger

### ★FEATURES★

Well kept one story home with a large 2 story detached garage/shop on a .25 acre lot. Great country view with a convenient location. Seriously for sale – don't miss it!

### ★SPECIAL FEATURES★

Large country kitchen & master bedroom;  
7'x12' Covered rear porch;  
28'x32' 2 Story garage/shop w/electric & water;  
Updated septic system.

### ★PURCHASE PRICE INCLUDES ★

Electric Oven/Range  
Water Conditioner (not connected)  
Sump Pump

### ★REAL ESTATE AUCTION TERMS★

10% Down payment day of Auction.  
Balance by December 29, 2017.  
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★

Monday, October 16, 2017 from 4-6<sup>pm</sup> &  
Wednesday, October 18, 2017 from 4-6<sup>pm</sup>  
*Call Auctioneers for complete brochure or private showing.*

### ★DIRECTIONS★

From Strasburg take Route 896 South to Right on White Oak Road, to property on Left.

**STYLE:** 1 Story

**YEAR BUILT:** 1958 +/-

**LOT DESCRIPTION:** .25 Acre +/- (Plot Plan on Back)

**TAX PARCEL:** 490-04229-0-0000

**DEED REFERENCE:** L91-409 (3/22/1985)

**ZONING:** Residential

**LIVING AREA:** 1,032 +/- sq.ft.

**TAXES:**      **YEAR: 2017**

\$1,723

**School:** Pequea Valley.

365

**County:** Lancaster

129

**Municipal:** Paradise Twp

\$2,267

**TOTAL**

### 2 Bedrooms

### 1 Bath

| ROOM      | SIZE  | LEVEL           | COMMENTS      |
|-----------|-------|-----------------|---------------|
| LIVING RM | 12x19 | 1 <sup>st</sup> | WW Carpet     |
| KITCHEN   | 13x24 | 1 <sup>st</sup> | Wood Laminate |
| BEDROOM   | 12x14 | 1 <sup>st</sup> | WW Carpet     |
| BEDROOM   | 9x12  | 1 <sup>st</sup> | WW Carpet     |

**BATHS:** 1 full bath on main floor

**LAUNDRY:** Area in basement

**HEAT/COOL:** Oil hot air/central A/C

**WATER HEATER :** Electric

**WINDOWS:** Insulated replacement w/life warranty

**BASEMENT:** Full/concrete floor

**GARAGE:** 28'x32 2 Story detached

**WATER:** On-site well

**SEWER:** On-site septic

**ROOF:** Shingle

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