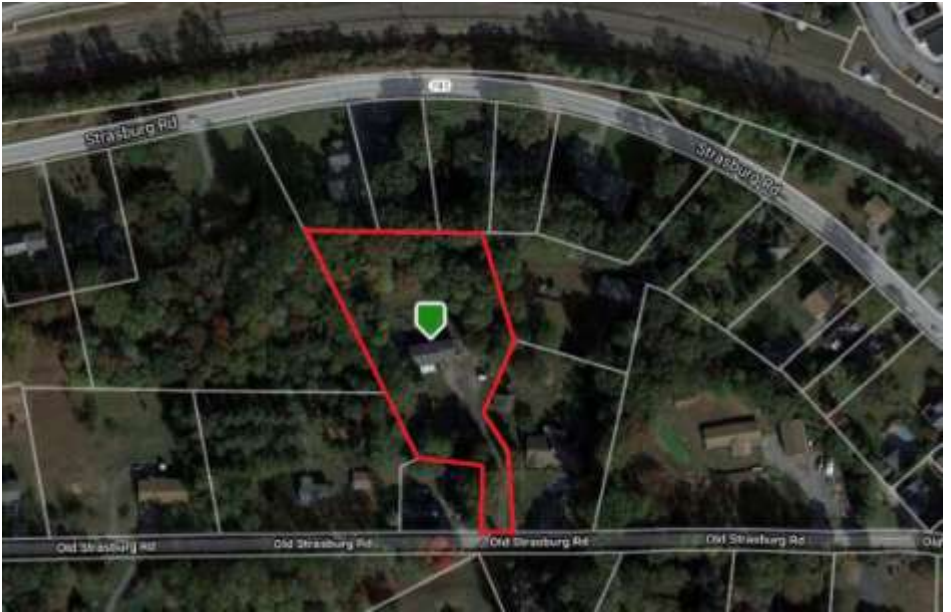


TAX MAP



PUBLIC AUCTION

VALUABLE LANCASTER CO. REAL ESTATE

5323 Old Strasburg Road

Kinzers, PA 17535

**Well Built One Story Home with a Full
Daylight Basement and Attached 2 Car
Garage with a Horse Shed and Fenced
Pasture Area on a 1.7 Acre +/- lot**

Wednesday, May 26, 2021 - 6:00 PM

Salisbury Twp – Pequea Valley School District



**BARR
DAVIS**
AUCTIONEERS, LLC

(717) 442-9221

(610) 384-8433

www.barrdavis.com

AY-002084

ADDRESS: 5323 Old Strasburg Road, Kinzers, PA 17535

DATE: Wednesday, May 26, 2021 6:00 PM

OWNER: Leroy A. & Martha A. Blank

★FEATURES★

Well built one story home w/ a full daylight basement and an attached 2 car garage on a 1.7 acre +/- lot w/ 3 stall shed and fenced pasture area. Low traffic location and seriously for sale - Don't miss it!

★SPECIAL FEATURES★

Living Room with Propane Fireplace

Large oak Country Eat in Kitchen with Lots of Cabinets

Primary Bedroom and had a Full Bath that still has rough ins that was converted to a Walk in Closet

Full Daylight Basement that could be Extra Rooms w/ Flue and Woodstove

12'x20' Covered Front Porch

8'x12' Laminate Deck with Stairs

12'x25' Shed with Box Stalls

7'x9' Storage Shed

Fenced Pasture Area

★PURCHASE PRICE INCLUDES★

Water Conditioner

Propane FP in Living Room

7'x9' Storage Shed

500 Gallon Propane Tank

Woodstove

★REAL ESTATE AUCTION TERMS★

10% Down payment day of Auction. Balance by July 9, 2021.

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★

Tuesday, April 27, 2021 from 4-6^{pm} &

Saturday May 1, 2021 from 1-3^{pm}

Call Auctioneers for complete brochure or private showing.

★DIRECTIONS★

From Route 41 & Route 741 in Gap take Route 741 West over the bridge to stop. Turn right and make an immediate left on Old Strasburg Road to property on right.

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

STYLE: One Story Ranch
YEAR BUILT: 1991
LOT DESCR: 1.7 Acres +/- (Plot Plan on Back)
ZONING: Residential
TAX PARCEL: 560-36699-0-0000
DEED REF: 6220703
LIVING AREA: 1,232 sf +/-

TAXES: **YEAR: 2021**
 \$3,091 **School:** Pequea Valley
 \$594 **County:** Lancaster
 Municipal: Salisbury Twp
 \$3,685 **TOTAL**

2 Bedrooms 1 bath

ROOM	SIZE	LEVEL	COMMENT
LIVING	15'x19'	1 st	Vinyl
KITCHEN	12'x25'	1 st	Hardwood
BEDROOM	11'x17'	1 st	Vinyl
BEDROOM	9'x11'	1 st	Vinyl

BATHS: 1 Full Bath & Rough in Master Bath
LAUNDRY: Area in Basement
HEATING: Propane Fireplace/Some Electric Baseboards
WATER HEATER: Propane
BASEMENT: Full/Daylight/Concrete Floor
GARAGE: Attached 2 Car Garage
WINDOWS/DOORS: Insulated
WATER: Well
SEWER: On-Site Septic
ROOF: Shingle

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