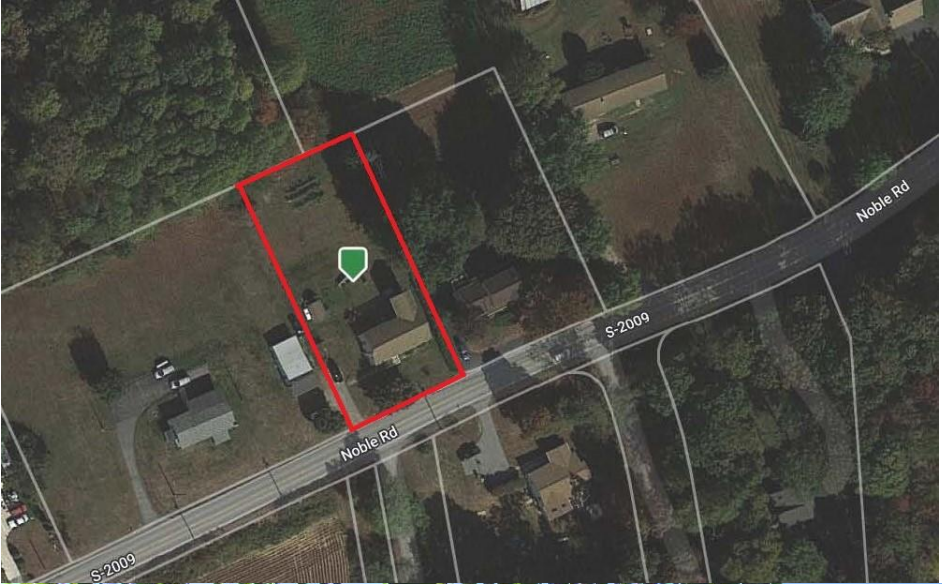


TAX MAP



PUBLIC AUCTION

VALUABLE LANCASTER CO. REAL ESTATE

463 Noble Road

Atglen, PA 19310

Well Built and Kept Masonry One Story Home on a .5 Ac. +/- Lot Overlooking the Valley. Great locations – Don't Miss it!!

Wednesday, October 12, 2022 – 6:00 PM

Sadsbury Twp – Octorara School District



**BARR
DAVIS**
AUCTIONEERS, LLC

(717) 442-9221

(610) 384-8433

www.barrdavis.com

AY-002084

ADDRESS: 463 Noble Road, Atglen, PA 19310

DATE: Wednesday, October 12, 2022 6 PM

OWNER: Linda M. Swift

★FEATURES★

Well Built and updated home in Lancaster County. Situated on a .5 Acre +/- Lot overlooking farmland valley. Seriously for sale – don't miss it!

★SPECIAL FEATURES★

Updated Kitchen with Alden Wood cabinetry, quartz countertops and center Island w/ ceiling fan/light

Open Dining/Living Area with hardwood & Ceiling Light

Partial Finished daylight basement with brick hearth & woodstove

15'x17' Covered rear deck with ceiling fan

10'x20' Rear paver patio

7'x8' Trex front porch

★PURCHASE PRICE INCLUDES★

Propane Convection Oven/Range

Refrigerator

Built in Dishwasher

Microwave

2 Stools at island

Water Conditioning System

Basement Refrigerator

Old Mill Woodstove

Storage Shed

500 Gallon Propane Tank

★REAL ESTATE AUCTION TERMS★

10% Down payment day of Auction.

Balance by November 23, 2022.

Buyer pays all Realty Transfer Taxes.

★OPEN FOR INSPECTION★

Tuesday, September 20, 2022 from 4-6^{pm} &

Saturday, September 24, 2022 from 1-3^{pm}

Call Auctioneers for complete brochure or private showing.

★DIRECTIONS★

From Rt. 41 and Rt. 372 intersection at Atglen take Rt. 372 west through Atglen to Noble Road turn left to property approximately 1.5 miles on right past Freedom Life Church.

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

STYLE: Masonry Rancher
YEAR BUILT: 1954
LOT DESCR: .5 Acres +/- (Plot Plan on Back)
ZONING: Agricultural
TAX PARCEL: 550-03522-0-0000
DEED REF: C68-205
LIVING AREA: 2,456 sf +/-

TAXES: **YEAR: 2022**
 \$3,958 **School:** Octorara Area
 \$447 **County:** Lancaster
 \$119 **Municipal:** Sadsbury Twp
 \$4,523 **TOTAL**

3 Bedrooms 1 bath

ROOM	SIZE	LEVEL	COMMENT
LIVING	12'x19'	1 st	Hardwood
DINING	13'x15'	1 st	Hardwood
KITCHEN	12'x12'	1 st	Dura Ceramic
BEDROOM	12'x12'	1 st	Wall to Wall Carpet/Hardwood
BEDROOM	11'x12'	1 st	Wall to Wall Carpet/Hardwood
BEDROOM	10'x12'	1 st	Hardwood

BATHS: 1 Full Bath
LAUNDRY: Area in Basement
HEATING: Propane Hot Air/Central A/C
WATER HEATER: Electric
BASEMENT: Full/Concrete Floor
GARAGE: Off Street Parking
WINDOWS/DOORS: Insulated Replacement
WATER: Well
SEWER: On Site Septic
ROOF: Shingle

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