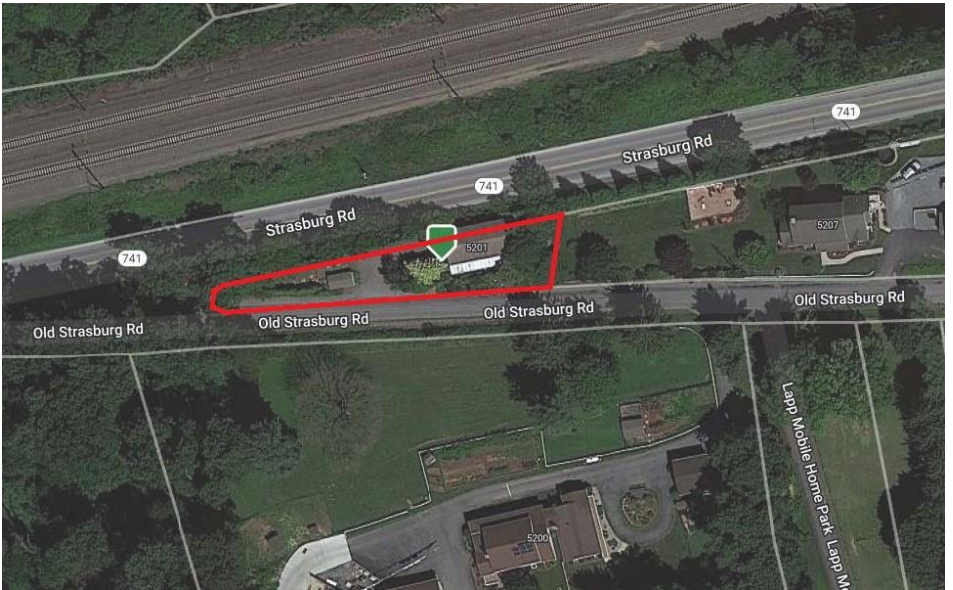


TAX MAP



PUBLIC AUCTION

VALUABLE LANCASTER CO. REAL ESTATE

5201 Old Strasburg Rd, Kinzers, PA 17535

**Well Built & Kept One Story Home w/ Built
in 2 Car Garage on a .11^{+/-} Acre Lot**

Wednesday, December 18, 2024 - 4:00 PM

Salisbury Twp – Pequea Valley School District



**BARR
DAVIS**
AUCTIONEERS, LLC

(717) 442-9221

(610) 384-8433

www.barrdavis.com

AY-002084

ADDRESS: 5201 Old Strasburg Road, Kinzers, PA 17535

DATE: Wednesday, December 18, 2024 4 PM

OWNER: Mervin J. Umble

★FEATURES★

Well built and kept one story home with built in 2 car garage and storage shed on a .11 Acre +/- lot overlooking the valley.
Seriously for sale-don't miss it!

★SPECIAL FEATURES★

Oak Kitchen with Ceiling Fan/Light

Dining Area Hardwood Floor

Lower Level 2nd Family Room w/ Brick Hearth

8'x44' Covered Front Porch w/ 7'x11' Deck Extensions
Attached

Yamaha Generator Included w/ House Connection in Basement
(Propane Wall Heater Reserved)

★PURCHASE PRICE INCLUDES★

Propane Oven/Range

Yamaha Generator

10'x18' Shed

★REAL ESTATE AUCTION TERMS★

10% Down payment day of Auction. Balance by January 29, 2025.

Buyer pays all Realty Transfer Taxes.

★OPEN FOR INSPECTION★

Saturday, November 23, 2024 from 1-3^{pm} &

Tuesday, November 26, 2024 from 3-5^{pm}

Call Auctioneers for complete brochure or private showing.

★DIRECTIONS★

From Route 41 at Gap Town Clock take Route 741 West over railroad bridge to stop. Turn right and immediately bare 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
YEAR BUILT: 1991
LOT DESCR: .24 Acre +/- (Plot Plan on Back)
ZONING: Residential
TAX PARCEL: 560-03404-0-0000
DEED REF: 3048671
LIVING AREA: 2,208 sq ft +/-

TAXES: **YEAR: 2024**
 \$1,863 **School:** Pequea Valley
 \$323 **County:** Lancaster
 Municipal: Salisbury Twp.
 \$2,186 **TOTAL**

2 Bedrooms 1 bath

ROOM	SIZE	LEVEL	COMMENTS
LIVING ROOM	11'x16'	1 st	Wall to Wall Carpet
DINING AREA	10'x16'	1 st	Hardwood
KITCHEN	9'x16'	1 st	Vinyl
FAMILY ROOM	10'x23'	1 st	Wall to Wall Carpet
DEN	8.6'x31'	Lower	Wall to Wall Carpet
BEDROOM	12'x12'	1 st	Wall to Wall Carpet
BEDROOM	9'x10'	1 st	Wall to Wall Carpet

BATHS: Full Bath 1st Floor/Shower Lower Level
LAUNDRY: Area w/ Tub on Lower Level
HEATING: Electric Hot Air/Central A/C
WATER HEATER: Propane
BASEMENT: Full/Daylight/Outside Entrance
GARAGE: Built in 2 Car Garage
WINDOWS/DOORS: Replacement Windows
WATER: Well
SEWER: Public
ROOF: Shingle

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