

# PUBLIC REAL ESTATE AUCTION

**Single Sty 1 Bdrm Dwelling w/Basement, Detached Garage on .58 Acre Level Lot**  
**Wednesday, July 16, 2025 @ 6:00 PM**

Location: 315 Glenbrook Rd, Leola PA 17540 (Lancaster County)

Directions: Located along Rt 772 between Leola and Brownstown



**Single Sty 672 Sq Ft 1 Bdrm Dwelling w/Basement, Full Bath, Detached Garage on .58 Acre Level Lot**

**Main floor of home has an** eat-in kitchen/dining rm w/cabinetry/tile backsplash, rustic wood flooring, rustic beam opening into living rm, office/den w/closet, bedroom w/closet, full basement w/Bilco dr access, laundry, utility room, 100 amp service, forced air oil heat, central AC, **chimney has new stainless steel liner**, water heater, 12'x20' covered front porch. Inside of home has been updated w/rustic lumber thruout.

**Outbuildings** consist of a spacious 18'x34' detached garage and plenty of room for storage

**This all is situated on .58 Acres** w/plenty of lawn area, established shade trees, macadam driveway w/parking, on-site well & sewer. Property has had a second residence in the past and still has sewer, water & electric hookup available. Check with township on possibilities! Property is located in West Earl Twp., Conestoga Valley School District, Zoned R-1

**Note:** This cozy little single family dwelling situated on .58 Acres would make a great rental, starter or retirement property. Ideally located with the back side bordering farmland. Very economical taxes. Also has quick & easy access to Rts 272, 222, 283 etc. Dandy investment opportunity!

**Terms:** 10% down @ auction. Settlement on or before September 12, 2025. 2% PA transfer taxes to be paid by the buyer. Glick, Goodley, Deibler & Fanning attys

**Open House: Saturday's June 28th & July 5th from 1-3 PM or by appointment.**  
**Call auctioneer @ 717-327-1215 w/any questions or to schedule a private showing.**

**We are now offering assistance with Bridge Loans and Down Payments. Call us @ 717-327-1215 for more information!**



**See more at [auctionzip.com](https://www.auctionzip.com) ID #44467**

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**Auctioneers:**  
Elam Esh 717.327.1215  
Amos Stoltzfus 717.738.9157  
Leon Fisher 717.786.7217

LIC. #AY2246

**Auction For:**  
Elmer L Petersheim  
717-875-9499





#### PROPERTY INFORMATION

**Type:** 1 Sty Single Family Dwelling  
**Construction:** Framed/Vinyl  
**Condition/Age:** Good/1960  
**Roof/Condition:** Asphalt/Fair  
**Flooring:** Wood/Carpet  
**Living Room:** Yes  
**Laundry:** Yes/Basement

**Pantry:** Cabinets  
**Bedrooms:** 1  
**Baths:** 1 Full  
**Basement:** Yes/Full  
**Detached Garage:** 18'x34'  
**Heating:** Forced Air/oil  
**Cooling:** Central Air  
**Sewer:** On-site

**Water:** On-site  
**Lot Size:** .58 Acres  
**Schools:** Conestoga Valley  
**Taxes:** \$2722.65  
**Township/Zoning:** West Earl Twp/ R-1  
**Attorney:** Glick, Goodley, Deibler & Fanning

#### DIMENSIONS

**Bedroom:** 12'x11'  
**Kitchen/Dining Room:** 15'x12'  
**Living Room:** 13'x12'  
**Full Bath:** 7'x5'



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