

STOLTZFUS
R.E. AUCTION

- New Providence Area -

2.35 Acre Property w/Pastures

STOLTZFUS
R.E. AUCTION

PUBLIC REAL ESTATE AUCTION

3 Bdrm Raised Rancher w/Full Basement, Fully Remodeled 2 Sty Barn, Fenced-In Pastures on 2.35 Acres

Friday, November 1, 2024 @ 5:00 PM

Location: 446 Pennsy Rd, New Providence PA 17560 (Lancaster County)

Directions: From Lampeter take Rt 222 south stay right onto Refton Rd to right onto Pennsy Rd to property on left.

Or from Willowstreet take Rt 272 south to left onto Pennsy Rd to property on right.



**3 Bdrm 1408 Sq Ft Raised Rancher w/Full Basement, Full Bath, Fully
Remodeled 2 Sty Barn in 2024, Fenced-In Pastures on 2.35 Acres**

Main floor of house has a country style eat-in kitchen/dining rm w/stained cabinets, walk-in pantry, slider dr access to a stone walled covered porch, living rm w/new large bay window & exposed wood beams & ext access to back yard, 3 Bdrms w/closets, Full bath w/tub & shower combo, closet & cabinetry, **Also has a full daylight walk-in basement** w/cabinets, canned good storage area, coal stove heat which sells w/property, attached 8'x18' greenhouse/storage accessible from basement, acid nitrilizer & water softener system new in 2023! **Outbuildings: Beautiful 28'x48' fully remodeled 2 sty barn w/Sunset Valley barn doors**, 3 horse stalls w/metal Dutch doors to pasture, 20'x28' carriage parking area, 12'x28' lean-to addition for storage **Finished 2nd floor** w/26'x26' rec room/storage area, half bath, offices/storage space, interior & poly exterior stairs accessible, 5'x5' rustic garden shed. **All situated on 2.35 Acres w/plenty of fenced-in pastures for your animals**, lawn area, garden, paver raised bed gardens, mature trees & shrubbery, on-site well & sewer, Providence Twp., Solanco School District, Zoned Ag, Taxes: \$3079.64

Note: Established **2.35 Acre** property in New Providence Area w/3 Bdrm dwelling and **spacious newer barn**. This is another property where the hard work has been done and is in move in condition. Economical taxes. Rurally located yet only minutes to Rts 272, 222 etc. Sellers are moving to another County and want to sell.

Terms: 10% down @ auction. Settlement on or before January 2, 2025. Glick, Goodley, Deibler & Fanning attys.

**Open House: Showings by appointment only. Please call auctioneer @ 717-327-1215
or Ben @ 717-847-2444 to schedule an appointment or w/any questions.**

Attention Realtors: 1% Broker Participation offered to realtors who are the successful buyers. Please preregister 48 hrs prior to the auction.

**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

See back side also →

Auctioneers:
Elam Esh 717.327.1215
Amos Stoltzfus 717.738.9157
Leon Fisher 717.786.7217

LIC. #AY2246

Auction For:
Benjamin & Lavina Stoltzfus
717-847-2444



- Dimensions -

Master Bedroom: 14'x12'

Bedrooms: 12'x12'

Bedroom: 12'x10'

Kitchen/Dining Room: 23'x14'

Pantry: 11'x4'

Living Room: 21'x14'

Full Bath: 8'8"x7'7"

Full Daylight Walk-in Basement

PROPERTY INFORMATION

Type: Raised Rancher Home

Square Feet: 1408 Sq Ft

Construction: Frame/Vinyl/Stone

Condition/Age: Good/1974

Roof/Condition: Asphalt/Good

Flooring: Vinyl

Kitchen/Dining Room: Yes

Living Room: Yes

Pantry: Spacious Walk-in

Bedrooms: 3

Basement: Full daylight walk-in

Baths: 1 Full

Deck: 18'x7'

Porch: 18'8"x4'

Windows: Insu/Tilt-in

Heating: Coal Heat

Barn: 28'x48' w/Finished Offices

Garden Shed: 5'x5'

Sewer: On-site

Water: On-site

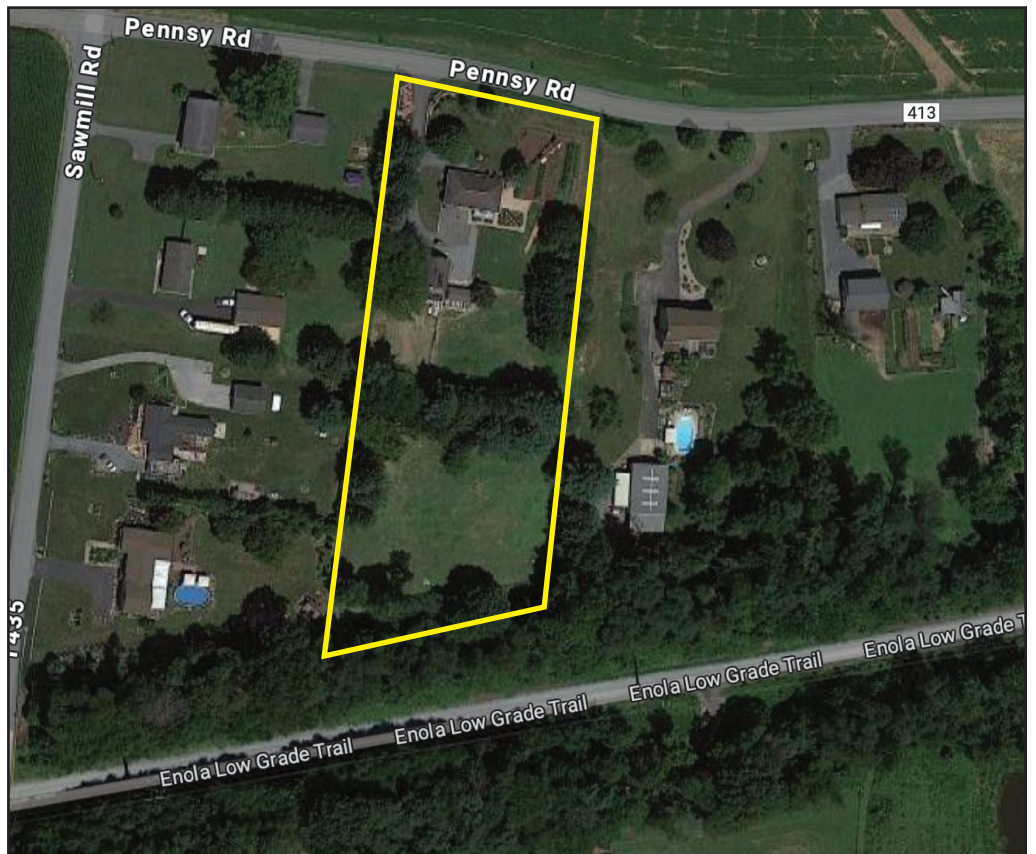
Lot Size: 2.35 Acres

Schools: Solanco Schools

Taxes: \$3079.64

Township/Zoning: Providence/AG

Attorney: Glick, Goodley, Deibler & Fanning Attys



Info deemed to be correct but not guaranteed.

See more at auctionzip.com No.44467

Auctioneers:

Elam Esh 717.327.1215

Amos Stoltzfus 717.738.9157

Leon Fisher 717.786.7217

LIC. #AY2246



See front side also →

Auction For:

Benjamin & Lavina Stoltzfus

717-847-2444