

Pequea/New Providence Area

**1.80 Acre Property "Quiet Setting"**

GOOD  
R.E. AUCTION

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# PUBLIC REAL ESTATE AUCTION

**3 Bdrm Rancher w/Attached 2-Car Garage, Shed on 1.8 Acres**

**Saturday, October 19, 2024 @ 11:00 AM**

**Location: 49 Sigman Rd, Pequea PA 17565 (Lancaster County)**

Directions: From Willowstreet take Rt 272 S to R onto Pennsy Rd to L onto Sigman Rd to property on left.



**3 Bdrm 1710 Sq Ft Rancher w/Attached 2-Car Garage, Full Basement, 3 Full Baths, Shed on 1.8 Acre Partially Wooded Property**  
**Main Floor of house** features a nice kitchen w/rsd panel cabinets w/peninsula, plenty of counter space, appliances, exposed beams, brick floor, dining rm w/ext door to large outback deck, living rm w/large historic brick fireplace, **new vinyl plank flooring in kitchen, living rm & master bdrm**, entry way from stone front porch, hallway leading to master bdrm w/access back deck, master bath w/tub/shower combo, 2 bdrms w/closets, full bath w/tub & shower combo. Plenty of closets thruout! Also has a full finished basement w/bdrm, full bath, laundry rm w/washer & dryer, large utility room w/Kinetico water system, UV light, 40 gal water heater, forced air oil heat, oil furnace, **central air, 200 amp service**, canned good storage, 12'x 14' storage shed, **24'x25' attached 2-car garage**. **All situated on 1.8 Acres nestled in off of a quiet back road** w/a large secluded outback yard which borders a small stream and backs up to woodlands creating that mountainous home atmosphere w/plenty of wildlife where you can enjoy from the large outback deck. Enjoy the fruit off of the established backyard fruit trees which is peaches, apples & sour cherries, This property also has very convenient access to the beautiful southern bike trail. Property has its own on-site well & sewer, macadam driveway w/parking, located in Providence Twp., Solanco School District, Zoned Residential, Taxes: \$3877.95

**Note:** Beautiful 1.8 Acre property in southern Lancaster County. Rurally located but yet has quick access to Rts 272, 222 etc and close to Willowstreet, Buck, Quarryville etc. Peaceful quiet setting and a must see to appreciate. Sellers are downsizing and want to sell. Come prepared to buy!

**Terms:** 10% down, Settlement on or before December 18, 2024. Glick, Goodley, Deibler & Fanning attys.

**Open House: October 5<sup>th</sup> & 12<sup>th</sup> from 1-3 PM or by appointment.**  
**Contact auctioneer @ 717-327-1215 w/any questions or to schedule a private showing.**

**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:**  
Anthony Scott Good  
717-951-6853



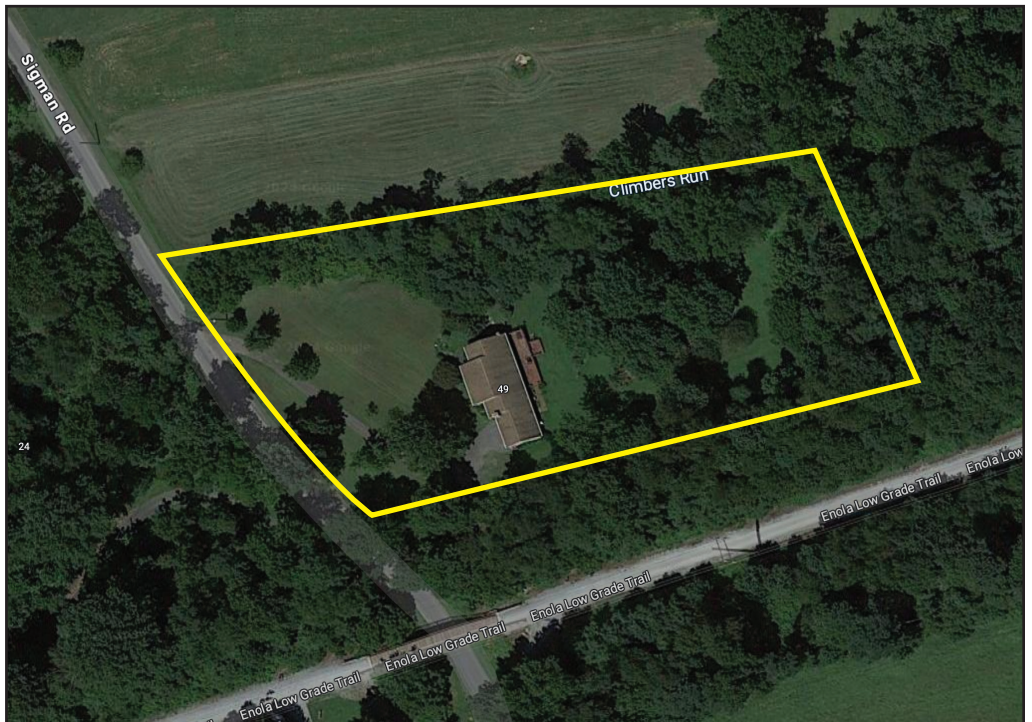


### - Dimensions -

**Master Bedroom:** 16'x14'  
**Bedrooms:** 12'6"x12'  
**Bedroom:** 12'x12'  
**Kitchen:** 14'x11'  
**Dining Room:** 17'x14'  
**Pantry:** Cabinets  
**Living Room:** 25'x13'  
**Master Bath:** 8'6"x7'  
**Hallway Full Bath:** 8'6"x5'  
**Basement Full Bath:** 11'6"x8'  
**Laundry Room:** 11'6"x7'6"

### PROPERTY INFORMATION

**Type:** Ranch Style Dwelling  
**Construction:** Framed/Vinyl/Stone  
**Condition/Age:** Good/1995  
**Roof/Condition:** Asphalt/Good  
**Flooring:** Vinyl Plank/Newer  
**Kitchen:** Yes  
**Living Room:** Yes  
**Fireplace:** Yes/Brick  
**Laundry:** Yes/Basement  
**Pantry:** Cabinets  
**Bedrooms:** 3  
**Basement:** Full  
**Baths:** 3 Full  
**Deck:** 32'x12'6"  
**Porch:** 31'x 8'  
**Windows:** Insu/Tilt-in  
**Shed:** 12'x14'  
**Heating:** Oil/Forced Air  
**Sewer:** On-site  
**Water:** On-site  
**Lot Size:** 1.80 Acres  
**Schools:** Solanco  
**Taxes:** \$3877.95  
**Township/Zoning:** Providence/Residential  
**Attorney:** Glick, Goodley, Deibler & Fanning Attys



*Info deemed to be correct but not guaranteed.*

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