

STOLTZFUS
R.E. AUCTION

- Gap Area -

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Valuable 1 Acre +/- Country Property

PUBLIC REAL ESTATE AUCTION

**5 Bdrm 2 Sty House * Spacious 2 Sty 1900 Sq Ft Barn/Shop
Shed * Fenced-In Pastures on 1 Acre +/-**

Tuesday, October 8, 2024 @ 5:30 PM

Location: 405 Cains Rd, Gap, PA 17527 (Lancaster County)

Directions: From White Horse take Rt 897 south, continue straight onto Cains Rd to property on right.



Nice Stone Front 5 Bdrm, 2 Sty 1454 Sq Ft Home w/Full Bath, Spacious 2 Sty 1900 Sq Ft Barn/Shop w/Finishing Room, 12'x28' Shed, Fenced-In Pastures on 1 Acre +/-

Main floor of this cozy home has an eat-in kitchen/dining rm w/solid stained cabinets, Lg walk-in pantry, living rm w/wood beam opening into sewing rm/toy rm w/original hardwood flooring, mudroom w/3'x6' laundry closet, 2nd kitchen w/cabinetry, closet, access to front & back porches, built-in rustic storage nook, recently renovated full bath w/tub/shower combo, marble top vanity, bedroom w/closet **2nd floor has** 4 spacious bdrms w/closets & hardwood flooring thruout, linen closet which also has small access to attic storage, **Partial basement** w/interior & exterior access, LP water heater, full water softener system w/UV light & RO system, root cellar/canned good storage rm, **Interior of house was updated in 2015** w/new vinyl flooring, wainscoting, trim etc. Home is heated with in-floor heat from wood/coal boiler in shop which also very efficiently radiator heats shop, finishing rm & office. **Outbuildings** consists of a large 2 sty L-shaped barn/shop w/the first floor featuring 3 horse stalls w/pasture accessible, harness closets, lg office/showroom w/bathroom, carriage parking/garage area, 2nd floor is a shop lovers deluxe w/approx 1900 Sq ft which is currently fully setup and being used as an active woodworking business w/500 sq ft finishing rm, 14'x9' storage area w/12V Outback solar system & 4 Trojan batteries which sells w/property, shop comes w/air, hyd & some electrical hookups, floor elevator lift which currently needs work, **Barn had new roof in 2017**, 12'x10' detached block diesel room, **spacious 12'x28' storage shed** w/12' end used for chicken shed, **This all is situated on 1+/- Acres w/fenced-in pastures**, large garden w/established black raspberries, plenty of lawn area, mature shade trees, well-kept flowerbeds, **established orchard of apple, peach & pear trees**, Relax in the cozy outback picnic/camping area and enjoy the serenity of the beautiful farmland countryside views with mountain backgrounds, gravel driveway w/parking, on-site well & sewer, Salisbury Twp., Pequea Valley School District, Zoned Ag, Taxes Approx \$4500.00

Note: Valuable 1 Acre +/- country property w/spacious useful buildings for you and your family business. Rurally located w/farmland surroundings. Easy access to Rts 897, 30, 41 etc. Sellers are relocating and want to sell!

Terms: \$50,000.00 down @ auction. Settlement on or before December 6, 2024.

**Open House: Saturday's September 21st & 28th from 1-3 PM or by appointment.
Contact auctioneer @ 717-327-1215 w/any questions or to schedule an appointment.**

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

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Auctioneers:
Elam Esh 717.327.1215
Amos Stoltzfus 717.738.9157
Leon Fisher 717.786.7217

LIC. #AY2246

Auction For:
Mervin & Sadie Ann Stoltzfus
717-808-4315



- Dimensions -

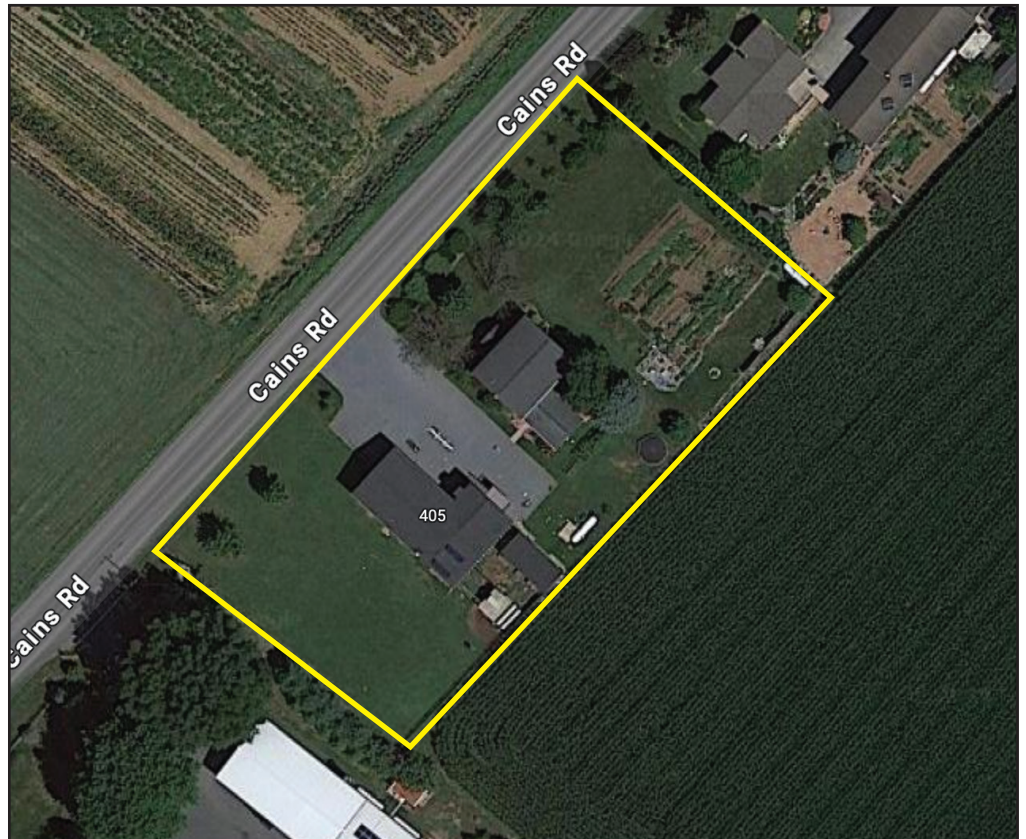
First Floor Bedroom: 10'4"x13'
Bedrooms: 13'5"x14'
Bedroom: 12'6"x17'8"
Bedroom: 12'6"x17'

Bedroom: 13'5"x13'5"
Kitchen/Dining Room: 16'x14'
Pantry: 6"x6' Walk-in
Living Room: 12'x24'

Sewing/Toy Room: 12'x12'
Mudroom: 13'x17' w/kitchen
Laundry: 3'x6'
Full Bath: 5'6"x12'6"

PROPERTY INFORMATION

Type: 2 Story Colonial
Construction: Framed/Stone/Vinyl
Condition: Good
Roof/Condition: Asphalt/Good
Flooring: Hardwood/Vinyl
Living Room: Yes
Laundry: Yes/Mudroom
Pantry: Spacious walk-in
Bedrooms: 5
Basement: Partial
Baths: 1 Full
Deck: 12'x18' concrete deck
Front Porch: 8'x10' Covered
Windows: Insu/Tilt-in
Shed: 12'x28' w/Chicken Area
Heating: Floor Heat w/Coal/Wood Boiler
Sewer: Public
Water: On-site
Lot Size: 1 Acre +/-
Schools: Pequea Valley
Taxes: Approx \$4500.00
Township/Zoning: Salisbury/AG



Info deemed to be correct but not guaranteed.

See more at auctionzip.com No.44467



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