

PUBLIC REAL ESTATE AUCTION



WELSH MOUNTAIN AREA

MONDAY, APRIL 1, 2024 @ 6:00 PM

LOCATION: 5245 HONEYSUCKLE LANE, NEW HOLLAND, PA 17557 (LANCASTER COUNTY)

Directions: From Rt. 340 Take 897 N. Approx. 4 Mi. Left On Honeysuckle Ln. Property On Right. From Ranck Rd. & 897 Go South ½ Mile Turn Right On Honeysuckle Lane, Property On Right.

.90 ACRE LOT
SPLIT LEVEL HOUSE W/3 BEDROOM ★ 1.5 BATH
28'X40' 2-STORY 2-STALL HORSE BARN



REAL ESTATE: 2136 sq. ft. Vinyl Brick Split Level Home w/3 Bedrooms & 1.5 Bath on .90 Acre Lot, Full Kitchen w/Painted Cabinets, Island Open to A Dining Area w/Full Glass Sliding Doors for A Backyard View, Living Room w/Bay Window, Hallway Leads to 3-Bedroom & Full Bath, Finished Basement w/Bedroom/Family Room w/Fireplace Has Wood Insert, Ground Level Entry w/Mudroom & Coat Closets, Also A 16'x21' Maintenance Free Deck. **BARN:** New in 2021 2-Story 28'x40' Horse Barn w/2-12'x12' Horse Stalls, 16'x16' Shop/Carriage Area, 12'x16' Workshop, Second Floor Partially Finished Office, w/Unfinished Bathroom, Forced Hot Air Gas Heat System, Hay Storage Area w/Overhead Door.

Open House Dates: Sat., Mar. 9th, 1-3 PM, Sat., Mar. 23rd, 1-3 PM or by Appt. Contact Daniel @ 717-606-3020.

NOTE: A Great Starter Home In The Southern Side Of The Welsh Mountains With A House & Recently New 2-Story Barn All On .90 Acre Lot With Backyard Area Backing Up To Woods, Overseeing Your Wildlife From The Back Deck Area, Only Minutes To White Horse - Rt. 23, Sellers Are Moving To Another Area And Serious To Sell. Don't Miss This Affordable Property.

Deposit or Bridge Loans Available to Qualified Buyers. TERMS: \$40,000 Down Day of Auction. Settlement On Or Before May 30th, 2024. Offering 1% Broker Participation to Realtors if you Register 72 Hrs. Prior to Auction Date.

- .90 Acre
- Zoning: Open Space
- Salisbury Township
- On-Site Well & Septic
- Pequea Valley School District
- Taxes: \$3,836.00
- Parcel #: 5602899000000

MORE ON BACK

Auction Team:

Daniel F. Stoltzfus, 717-606-3020

JD Fisher, 484-614-8992

John Riehl, 717-278-2510

Amos Stoltzfus Jr., 717-475-9397

Lic. # AY002397

For Full Listing go to Auctionzip.com #25310

**Announcements Day Of Sale Take Precedence
Over Any Printed Material.**

Sellers:

Melvin & Linda Stoltzfus

Attorney: Dave Mersky

717-299-2950

(Mersky Law Group)

PUBLIC REAL ESTATE AUCTION



WELSH MOUNTAIN AREA

MONDAY, APRIL 1, 2024 @ 6:00 PM

LOCATION: 5245 HONEYSUCKLE LANE, NEW HOLLAND, PA 17557 (LANCASTER COUNTY)

Directions: From Rt. 340 Take 897 N. Approx. 4 Mi. Left On Honeysuckle Ln. Property On Right. From Ranck Rd. & 897 Go South ½ Mile Turn Right On Honeysuckle Lane, Property On Right.



Auction Team:
Daniel F. Stoltzfus, 717-606-3020
JD Fisher, 484-614-8992
John Riehl, 717-278-2510
Amos Stoltzfus Jr., 717-475-9397
Lic. # AY002397

For Full Listing go to [Auctionzip.com](https://www.auctionzip.com) #25310

Announcements Day Of Sale Take Precedence
Over Any Printed Material.

Sellers:
Melvin & Linda Stoltzfus
Attorney: Dave Mersky
717-299-2950
(Mersky Law Group)