

AUCTION VALUABLE REAL ESTATE

Secluded 15.7 Acre Farmette



ADAMSTOWN, PA 19501
280 Pleasant Drive • Lancaster Co., PA

15.7 ACRES, 3300+ Sq ft Ranch House

3 Bdrm, 2 1/2 Bath, Finished Basement, 2 Kitchens & more
Cattle/Horse Loft Barn, 2 Story Block Garage, Fenced Hayfields,
Hillside Forest, Fish Pond, Mature Landscaping

Thursday, August 4th, 2011 5:00 PM

Directions: From PA Tpk & 222 (Denver Exit), proceed North approx. 3/4 mile to 272 North 2.5 miles, turn right on Willow Street (in Adamstown, PA) 1/4 mile to Pleasant Drive on left. Follow Drive to Last Property on Drive. WATCH FOR SIGNS.

PROPERTY DESCRIPTION

15.7 Acres features a delicate balance of pastures, forest and buildings to include a Ranch style block/frame/stone house (constructed in 1979) with modern amenities and interior decorating. This excellent maintained house is additionally equipped with a full finished basement that could be used as inlaw quarters or other such living space w/existing kitchen & separate outside entrance, spacious 2 car garage, large enclosed porch.

Real Estate Terms: 10% Down Day of Sale, Settlement within 60 Days, Cash, PA or Preapproved out of state check.

OPEN HOUSE: Saturday, June 25, 1-3 pm & Monday, June 27, 5-7 pm



Martin Auctioneers, Inc.

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Auctioneers: Paul Z. Martin, Jr., Roger Spencer & Patrick K. Morgan

PA-AY-000144L



Sale for
Edwin G. & Mabel B. Motter

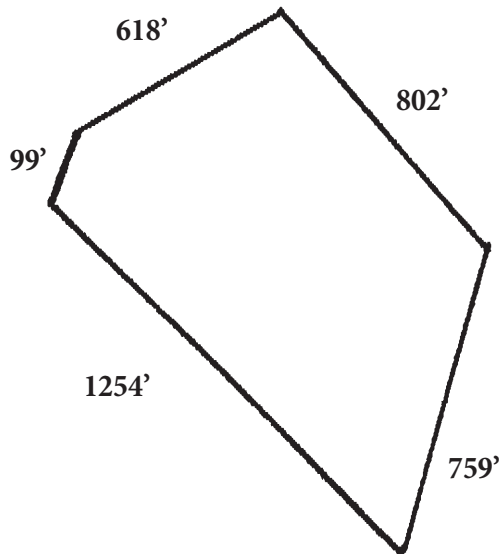
Attorney: Tom Fanning
Kling & Fanning

ROOM SIZES

Living Room	13-9 x 20-2
Dining Room	11-4 x 9-8
Kitchen	15-5 x 15-3
Laundry	7-2 x 5-6
Master Bedroom	16-4 x 13-4
M.B. Walk in Closet	5-0 x 6-0
Bedroom 1	9-9 x 13-11
Bedroom 2	11-1 x 16-8
Enclosed Porch	16-6 x 32-6
Garage	26-0 x 26-0

Downstairs

Living/Dining	27-3 x 12-11
Family	18-3 x 13-0
Shop Area	20-5 x 29-0
Kitchen	10-6 x 12-7



PROPERTY DETAILS

School District: Cocalico, Elementary: Adamstown

3300 sq ft Ranch House

Construction: frame/block/stone

Roof: asphalt shingle

Age/Condition: 32 years (1979)/Excellent

Heat: oil/hot water

Electric: 200 Amp

Flooring: hardwood/vinyl/carpet

Fireplace: stone, wood beam mantle

Bedroom: 3

Bathroom: 2 1/2

Laundry: 1st Floor

Downstairs: Finished Kitchen/ Large Open

Living Area/Shop

Cold Storage/Outside Entrance

Water: Onsite Well

Sewer: Onsite Septic

Zoning: R-1 Residential (1 acre min lot size)

Taxes: \$6,300 (approx)

Transferable Clean & Green



More Photos Available at www.martinauctioneers.com