

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, 2<sup>nd</sup> 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 2<sup>nd</sup> 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, 2<sup>nd</sup> 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 21<sup>st</sup> & 28<sup>th</sup> 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**

**See back side also** →

**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 -**

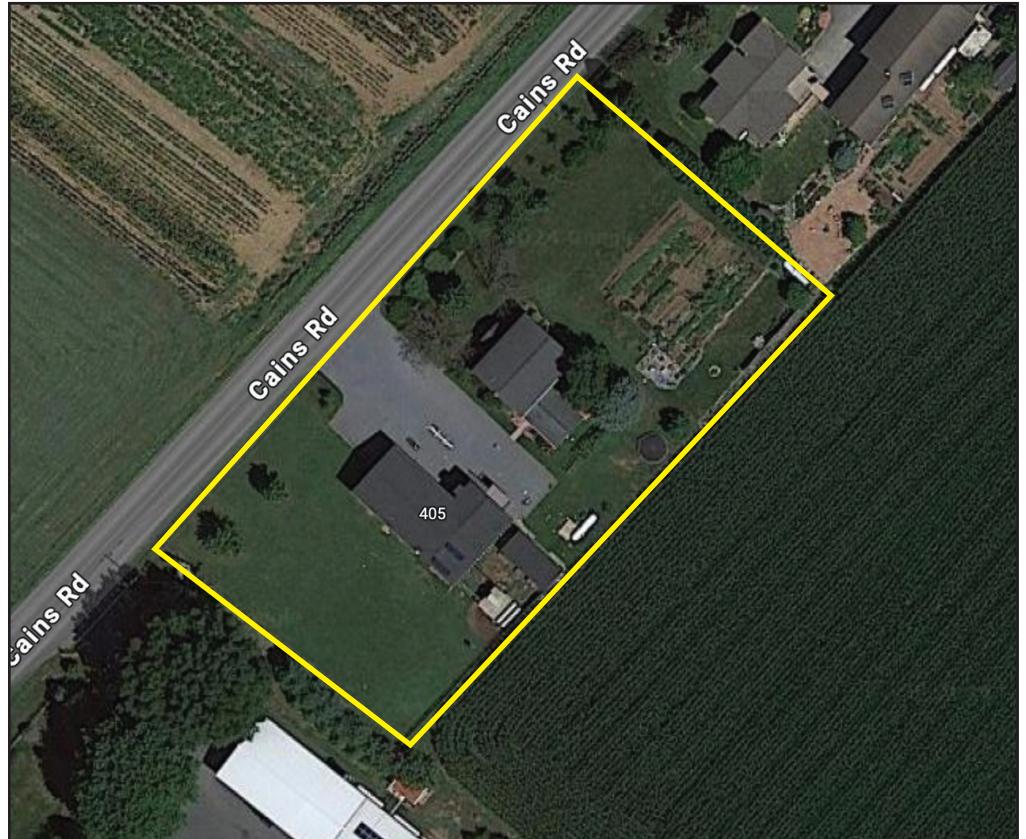
**First Floor Bedroom:** 10'4"x13'  
**Bedrooms:** 13'5"x14'  
**Bedroom:** 12'6"x17'8"  
**Bedroom:** 12'6"x17'

**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](http://auctionzip.com) No.44467**



**See front side also** →

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