

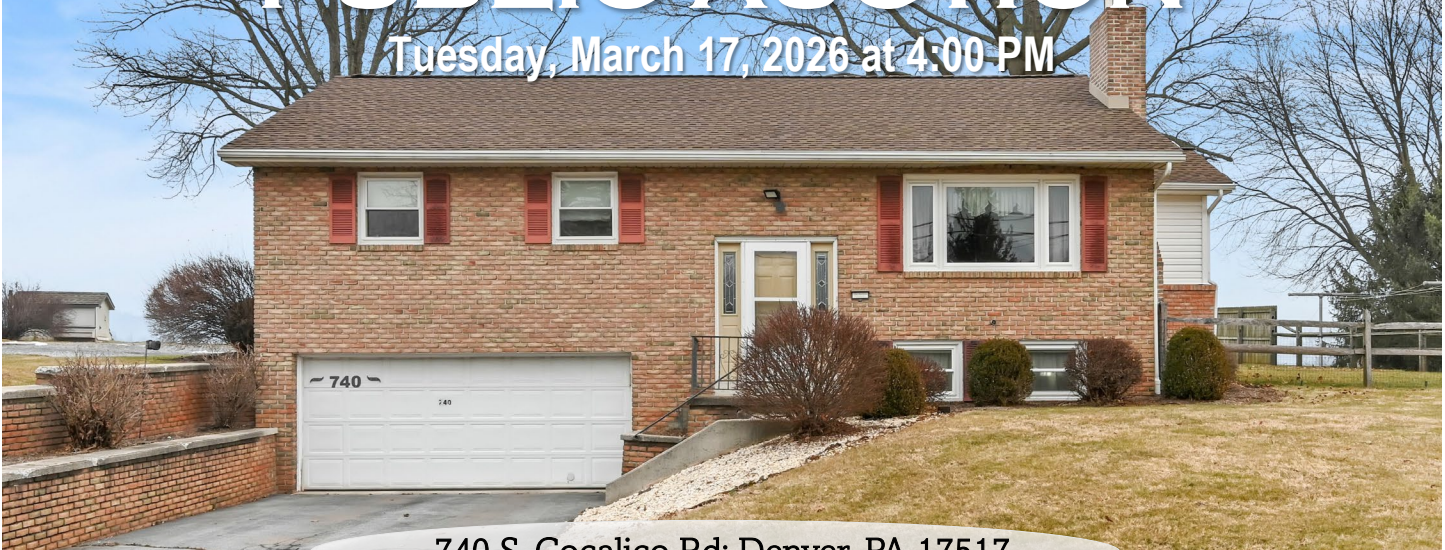


3 BED 1 BATH HOUSE & 25X45 HEATED SHOP ON 1 +/- ACRE LOT  
Cocalico/Blainsport/Shoeneck Area



# PUBLIC AUCTION

Tuesday, March 17, 2026 at 4:00 PM



740 S. Cocalico Rd; Denver, PA 17517



Directions: From PA-897 between Kleinfeltersville & Blainsport, take S Cocalico Rd 1.5 Mi to Property on Left.

**Country Split Foyer on 1 +/- Acre Lot** w/ Approximately 1,852 SF Finished Living Area. Upper Level Features Spacious Eat-In Kitchen, Cozy Living Room w/ Brick Fireplace & Propane Insert, Laundry, 3 Bedrooms, 1 Bath. Lower Level has Large Family Room w/ Brick Fireplace set up for Propane, Utility/Storage Area. Oversized One Car Integral Garage. Central Air/Heat Pump, Well, Water Softener, Acid Neutralizing System & UV Light, Onsite Eljen Septic System Installed in 2022. **25'X 45' Heated Shop** Built in 2019 w/ 14' Ceilings & 12'6"X12' Overhead Door w/ Opener, has Water, 100 Amp Sub Panel and is Radiant Heat Ready. Cocalico Schools, West Cocalico Township, **Taxes:** \$4,928.26.

**NOTE:** This move-in ready country property w/ numerous updates features nice, fenced backyard and lg covered patio. Shop ideal for the hobbyist or RV storage. Property backs farmland & has mountain views. Owners are relocating and plan to sell. **OPEN HOUSE:** Saturdays, February 28 & March 7, from 1-3 PM or by appointment (call Joel at 717-383-5606).

**TERMS:** 10% Down at Auction, Balance in 45 Days.

SEE MORE INFO & PHOTOS: [www.lhauctionsinc.com](http://www.lhauctionsinc.com)



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