



Myerstown/Mt. Zion Area Country Real Estate

1.7 Acres 4 Bedroom 2 Bath Ranch

# PUBLIC AUCTION

Thursday April 16<sup>th</sup> 2026 5pm

Located: 61 W. Rosebud Rd. Myerstown PA 17067



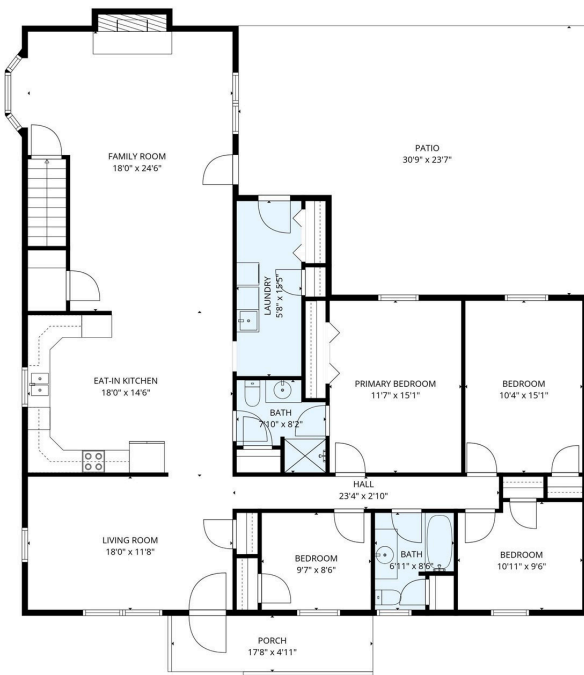
## REAL ESTATE

Country Ranch Home with 1.7 Acres in the Myerstown/Mt. Zion Area, 2004 Sq Ft. Living Area, Updated Eat-In Kitchen, All Appliances included. Spacious Living Room w/Brick Fireplace, Sitting Room, Laundry Room w/Closets, 4 Bedrooms with the Primary BR having access to a full bath, 2 Full Baths, CA, Geothermal Heat, Full Unfinished Basement with a Coal Stove, Basement 2 Car Garage, 12x24 Garden Shed, Large Patio w/Backyard Pond, Well, On-Site Septic, ELCO Schools, Jackson Twp, **Taxes-\$6839**

**Note:** A well maintained and move-in ready home that sits up on a small knob boasting beautiful panoramic farmland and mountain views. All on 1.7 country acres in a very desirable location. Sellers are building a new home so come prepared to buy!

**TERMS:** 10% Down Day Of Sale Balance Within 45 Days

**OPEN HOUSE DATES:** March 28<sup>th</sup> & April 4<sup>th</sup> 1-3pm



TOTAL: 1821 sq. ft

Basement 1: 0 sq. ft, 1st floor: 1821 sq. ft

EXCLUDED AREAS: GARAGE: 1143 sq. ft, UNDEFINED: 36 sq. ft, STORAGE: 268 sq. ft,

BASEMENT: 454 sq. ft, PORCH: 87 sq. ft, PATIO: 654 sq. ft,

BAY WINDOW: 9 sq. ft, FIREPLACE: 11 sq. ft, WALLS: 233 sq. ft

Sale For Paul & Janice Lehman

Attorney: Ken Sandoe

Auctioneers: L&H AUCTIONS INC. PA-AU002453

Les Longenecker 484-256-1323 Joel Heisey 717-383-5606

heiseyauctions.com