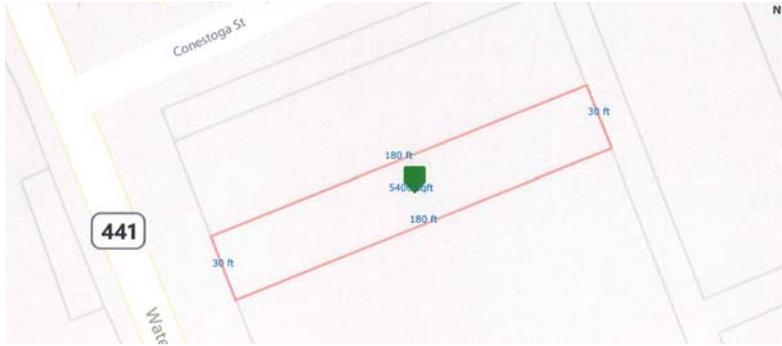


TAX MAP



- 2 Taotau 50cc Gas Scooters Like New; (109 & 257 miles; 2 years old)
- Troybuilt Snowblower Like New
- 2 Year Old LG Stainless Double Door Refrig w/Bottom Freezer
- 2 Year Old Samsung Front Load Washer and Dryer
- Large Collection of Nascar Collectable Cars & Books

FURNITURE & APPLIANCES

Sofa w/recliners, loveseat w/recliners, end table, lamps, oak table & 4 chairs, maple dresser, queen bed, night stands, kitchen cupboard, vanity, rocker, tables, window AC unit, chest freezer, microwave, dehumidifier, ceiling fan, patio furniture & more.

ANTIQUES & HH GOODS

Several cast iron horses & wagons, RS Prussia 3 footed bowl, Lionel Southern Diesel trainset, Longaberger basket, Rockwell plates, asst glassware, asst kitchen ware, old baby buggy, books, pictures, globe, stereo, fan surround sound, food dehydrator, Xmas items, dog crate, linens, painted milkcan, vacuums, Rainbow vacuum, Bowflex exerciser, turkey fryer and more.

TOOLS, LAWN/GARDEN

2 Mongoose bikes, lawn mower, blower, weed eaters, chainsaw, hedge clippers, wheel barrow, horizontal & upright air compressors, floor jack, car ramps, ladder, hand truck, sawsall, garden hose, gas grill, asst hand tools & more.

PUBLIC AUCTION

VALUABLE LANCASTER CO. REAL ESTATE
**2 Story Home w/Detached Garage on
a .12 Acre^{+/-} Lot w/Many Upgrades
Furniture, Antiques, Tools, Snowblower,
2 Like-New Motor Scooters & HH Goods**

1926 Water Street

Washington Boro PA 17582

Manor Twp – Penn Manor Schools

Wednesday, November 2, 2016 – 2:00 PM

Real Estate Offered at 5:00 PM



**BARR
DAVIS**
AUCTIONEERS, LLC
AY-002084

Barr/Davis Auctioneers, LLC
Route 30 & Pequea Ave
P.O. Box 7, Gap PA 17527
(717) 442-9221
(610) 384-8433
www.barrdavis.com

ADDRESS: 1926 Water St, Washington Boro PA 17582

DATE: Wednesday, November 2, 2016 at 2:00^{pm}
Real Estate Offered at 5:00^{pm}

OWNER: Mary L. Poston

★FEATURES★

Well kept 2 Story home with detached oversized 1 car garage on a .12+/- acre lot. Updated interior with modern kitchen & bath.

★SPECIAL FEATURES★

Living room corner gas fireplace;
Cherry kitchen cabinetry w/ceiling fan/light;
18'x19' Detached 1 car garage;
Attic Storage.

★PURCHASE PRICE INCLUDES ★

SS Oven/Range SS Microwave Fan/Hood
SS Dishwasher
12'x20' Storage Barn 6'x8' Storage Barn

★REAL ESTATE AUCTION TERMS★

10% Down payment day of Auction.
Balance by December 16, 2016.
Buyer pays all Realty Transfer Taxes.

Buyers have the opportunity to make an offer to purchase this property prior to the auction under the auction terms.

★OPEN FOR INSPECTION★

Wednesday, October 12, 2016 from 4-6^{pm} &
Sunday, October 16, 2016 from 2-4^{pm}

Call Auctioneers for complete brochure or private showing.

★DIRECTIONS★

From Columbia, take Rt 441 South to Washington Boro,
Property on Left.

*The information contained in this brochure is believed to be accurate,
but is not guaranteed.*

STYLE: 2 Story

YEAR BUILT: 1880+/-

LOT DESCR: .12+/- Acre

ZONING: Residential

TAX PARCEL: 410-22766-0-0000

DEED REF: 6070000

LIVING AREA: 1,337+/- SF

TAXES: **YEAR: 2016**

\$1,337

School: Penn Manor

259

County: Lancaster

87

Municipal: Manor Twp

\$1,684

TOTAL

3 Bedrooms 1 bath

ROOM	SIZE	LEVEL	COMMENT
LIVING	16x16	1 st	WW Carpet
KITCHEN	15x14	1 st	Vinyl
LAUNDRY	5x5	1 st	Vinyl
BEDROOM	22x11	1 st	WW Carpet
BEDROOM	16x14	2 nd	WW Carpet
BEDROOM	13x10	2 nd	WW Carpet

BATHS: 1 full on 1st floor

LAUNDRY: Room on 1st floor

HEATING: Electric baseboard

WATER HEATER: Electric

BASEMENT: Partial/concrete floor/outside entry

GARAGE: Detached oversized 1 car garage

WINDOWS/DOORS: Insulated replacement

WATER: On site well

SEWER: Public

ROOF: Shingle

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but is not guaranteed.*