



Fredericksburg Area Ranch Hom on 1.3 Acres

# PUBLIC AUCTION

THURSDAY OCT 2, 2025 AT 5PM

Located: 136 Blue Mtn. View Rd. Fredericksburg, PA 17026

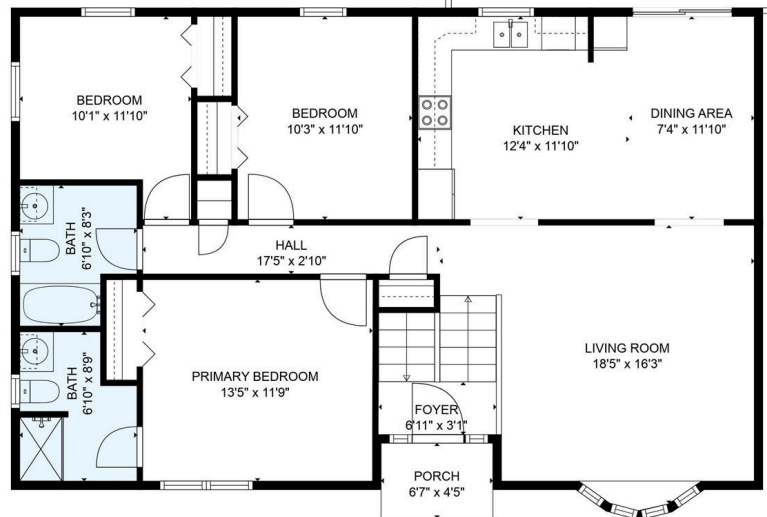


## Move In Ready Bi-Level On 1 Acre With 40'x35' Heated Shop/Garage

This is a live on-site event with simulcast on-line bidding available to qualified bidders. List price is a suggested starting bid and does not reflect actual sale price. This meticulously maintained bi-level is move in ready! Main level living includes Kitchen, Dining Area, Living Room, Primary Bedroom & Bath, 2 Other Bedrooms and full bath. Lower Level Fully Finished With 1/2 Bath & Laundry Room, Wood Stove & Walk Out To Nearby 40' X 35' Heated Garage/Shop. Heated Garage Has 2 10'x9' Overhead Garage Doors & Walk Door. Epoxy Floor, Hot Air Heat, Fully Finished And Ready For Your Toys & Boys! Upstairs Has 14'x 40' Attic Truss Area That Could Be Finished Out, Currently Is Used For Storage. Great Property Ready To Move In!



Terms: 10% Down Day Of Sale Balance Within 45 Days



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Sale For: Timothy K. Boehner

Auctioneers: L&H AUCTIONS INC. PA-AU002453

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



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