

# PUBLIC AUCTION

12.95 Acres with Home  
and a 30'x60' Shop

**SATURDAY, JULY 30 AT 12 NOON  
9 AM – PERSONAL PROPERTY**

1670 Heilmandale Road  
Lebanon, PA 17046  
North Lebanon Twp  
Cornwall-Lebanon School District



**REAL ESTATE:** Consists of a one and a half story home and large shop

- Living room
- 1 Full Bath
- Oil Hot Water Furnace (new 2012)
- Vinyl Siding
- 936 sq. ft. living space
- 12.95 Acres
- Eat-In Kitchen
- 2 Bedrooms on 2<sup>nd</sup> floor
- Central Air on 1<sup>st</sup> floor
- Drilled Well
- 30'x60' Pole Barn
- \$2,567.00 Total Taxes
- Bedroom on 1<sup>st</sup> floor
- Full Concrete Basement
- Composition Shingle Roof
- Public Sewer
- 24'x24' shop
- Presently in Clean & Green

**EQUIPMENT:** Bobcat 642B skid loader w/only 885 hours (gas) and materials bucket (Serial #504029634); Quick Tach forks and excavating bucket; John Deere 455 diesel tractor w/48" deck and rear grass catcher; Gardner-Denver D250 compressor w/hose for jack hammer; John Deere lawn cart; Yamaha 5,200 watt generator; pressure washer w/Honda engine; 3 older Graco commercial paint sprayers; Hitachi table saw; 3 point orchard sprayer w/booms; 3 point ripper; large Reddy heater; Campbell Hausfeld air compressor; Snapper rototiller; large kerosene heater; and more.

**AUTOMOBILE:** 2006 Chevrolet Duramax 2500 HD truck w/185,800 miles, automatic, Silverado edition w/6' bed (one owner).

**CONSTRUCTION EQUIPMENT:** 16 sections of aluminum scaffolding; 4-24' long aluminum planks; 1-20' aluminum plank; several 8' aluminum planks, and wooden planks for scaffolding; aluminum & fiberglass extension ladders; step ladders; nice Stihl MS 192 chain saw; jack stands; Delta miter saw; router table w/router; heavy duty electrical cords; assorted power tools; hand tools and other related items.

**MISC:** Very nice Browning Pro Steel gun safe for 30 guns; small house safe; hunting clothing; assorted camping gear; small John Deere tractor weights; tie down straps; wooden pulleys; filing cabinets; assorted lumber and other misc. items.

**AUCTIONEER'S NOTE:** Come check it out! This property boasts two shops, one with a concrete floor and 2<sup>nd</sup> floor loft for storage. You can watch the deer from your back yard, enjoy the 4 wheeler trails, and much more on this unique property. Mr. Edris was in the commercial painting business and everything has been well taken care of. Also, at 9 am we will be selling his personal property, including his painting equipment. Watch future ads for a listing of personal property.

**OPEN HOUSE:** By calling auctioneer for an appointment.

**ATTORNEY:** John Zimmerman, Esquire

**TERMS:** 10% down day of auction, balance due in 45 days at final settlement. No buyer's fee!

**CONDITIONS BY:** Gerald J. Edris Estate

**FOR PHOTOS VISIT OUR WEBSITE:**

**[www.shirksauctions.com](http://www.shirksauctions.com)**

**or [www.auctionzip.com](http://www.auctionzip.com) #4656**

**AUCTION CONDUCTED BY:**

**ROY D. SHIRK**

**PHONE 717-269-0654**

**LICENSE #AU-003248-L #AH-001946-L**

**Roy D.**  
**Shirk**  
Lic. # AU003248-L  
**AUCTIONEER**