



**HESS**  
AUCTION GROUP

# PUBLIC AUCTION

## 4 BEDROOM CAPE COD HOME

Saturday, October 12, 2024 • 1pm

4801 FORGE RD.  
OXFORD, PA 19363



**T**his 4-bedroom cape cod home is set on a country property in a quiet neighborhood. **The first floor features** a living room, eat in kitchen, full bathroom and 2 bedrooms with **the second floor** hosting the 2 additional bedrooms. **The unfinished basement holds** utilities as well as outside Bilco doors. **Additional amenities** include an attached 1-car garage and easy access to Route 472. **This home is in need of cosmetic updating but offers great potential for a family home!**

Open Houses: Sat. Sept 28, 10am-2pm  
Or Call For An Appointment

### FEATURES



ATTACHED 1-CAR GARAGE



COUNTRY PROPERTY



EAT IN KITCHEN

Auction for: John & Linda Caskey  
Attorney: Scott Albert

LEAD AUCTIONEER: Phil Nissley



717-664-5238 or 877-599-8894

[www.hessauctiongroup.com](http://www.hessauctiongroup.com)

[contact@hessauctiongroup.com](mailto:contact@hessauctiongroup.com)

JOHN M. HESS AUCTION SERVICE, INC.

AY000253L

**Type:** Cape Cod  
**Construction:** Masonry  
**Exterior:** Brick & Vinyl Siding  
**Roof:** Composition Shingle  
**Garage:** Attached 1-car garage  
**Square Footage:** 1, 259 sq. ft  
**Lot Size:** 0.36 acres  
**Year Built:** 1952

**Heating/Cooling:** Oil/coal hot air heat  
**Water/Sewer:** Public water/Private septic  
**Zoning:** Residential  
**Taxes:** \$3,361  
**School District:** Oxford Area SD  
**Township:** Lower Oxford Twp



**\*For information about financing call 717-664-5238\***

**Real Estate Terms & Conditions:** 10% down day of sale. Balance due at settlement on or before 45 days.  
Announcements made on day of sale take precedence over advertised information.

### LENDERS

**Chris Karshin**  
Fulton Bank  
717-682-0693  
CKarshin@fultonmortgag  
ecompany.com

**Dwight Rohrer**  
Bank of Bird-In-Hand  
717-572-1492  
drohrer@bihbank.com

**Megan Livengood**  
Bank of Bird-In-Hand  
717-929-2208  
mliven-  
good@bihbank.com

**Marvin Charles**  
Farm Credit  
717-368-7387  
mcharles@horizonfc.com

**Dale Hershey**  
Univest  
717-519-7077  
hersheyd@univest.net

**Jason R. Landis**  
First Citizens Community  
Bank  
717-575-7435  
jrandis@myfccb.com

**Josh Housekeeper**  
Ephrata National Bank  
717-738-5473  
agdept@epnb.com

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