

PUBLIC AUCTION

+/- 20 ACRE FARMETTE

1114 BOHEMIA CHURCH ROAD - WARWICK, MD

SATURDAY, SEPTEMBER 20, 2014 - 1:00 P.M.



Auction held for: Herman & Pat Panacek

Property located at: 1114 Bohemia Church Rd., Warwick MD 21912

Directions: From Chesapeake City take Rt. 213 S approx. 8.5M to L onto Bohemia Church Road 2.7M to property on R.
From Rt. 301, take 299W to Warwick Rd. R to Church Rd. L 1M to Bohemia Church Rd. to property on L.

PROPERTY DESCRIPTION

Real Estate: 3 BR, 4 BA 3904 sq. ft. home on +/- 20 Acres. Property features spacious kitchen w granite countertops and tile floors. Master BR includes sitting/dressing room w fireplace and sliding doors to large slate patio overlooking back yard. Second and third bedrooms each have full bath. Expansive great room w large central brick fireplace w all cherry flooring. Sunroom adjoins kitchen and includes lots of natural light. Large office. Full basement with 8' ceilings.

Utilities: Oil fwa heat in 3 zones, 400 amp elec. / backup generator. Onsite water and sewer.

Outbuildings: large 1800 sf. 2 bay shop/garage. Paved driveway. Bocci ball court.

Auctioneers Note: Beautifully situated and secluded property in remarkable country setting ideal for horses or ag production and within minutes of Sassafras and Bohemia River Marina's. Well cared for home and nicely landscaped grounds.
Seller will consider owner financing.

Broker Participation: 2% broker co-op to be paid to agent representing high bidder. Call or see website for details.

Terms: Property sold as-is. \$50,000 deposit day of sale, buyer pays realty transfer tax. Settlement on or before November 20, 2014

Showings: Open house to be held on 8/9 & 8/23 1-3PM and also on 9/10 from 5-7PM. Property also shown by appointment.
Please call Dave @ (717) 575-4263 or Christ @ (717) 371-1915 to schedule.

Representing Attorney: C. Daniel Saunders

Petersheim & Longenecker AUCTIONEERS

David and Orpha Rose Longenecker

AU 005150 / AU 003806

(717) 575-4263



& Beiler & Campbell Realtors

Christ Taylor - Realtor

c: (717) 371-1915



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