

PUBLIC REAL ESTATE AUCTION

20 Acres • 5 Bedroom House • 2 Story Garage/Horse Barn

May 4, 2016 @ 6:00 P.M.

Lancaster County, Pa.

12 Archery Road New Providence, Pa. 17560



Directions: Follow Rt. 222 S from New Providence then turn right on Archery Rd. Property is on the left.

Very secluded, but easy access and only minutes from town. 20 acres mostly wooded, large pond. 2008, 2 story stone and vinyl traditional home, 5 bedroom, 2 full bath. Large Maple kitchen, dining room and a cozy living room. Oversized, vinyl & aluminum deck. Spacious full basement. 2016, 2 story 30'x32' 2 stall horse barn or 2 car garage. A hunter's paradise with geese and a variety of ducks, turkeys and deer. ATV trails and excellent access to rails to trails. Subject property is sub-dividable, but will be sold as one parcel. Truly an isolated setting in Southern Lancaster County, you will appreciate this remarkable setting! This property certainly warrants your attention. The owner is relocating and is very motivated to sell.

Open House: March 26th 1:00 to 4:00 P.M. & Apr. 4th 5:00 to 7:00 P.M. Call 717-629-6036 for more information or a private showing.

Terms: Settlement on or before July 2, 2016. \$15,000.00 down payment on the day of the auction. 2% transfer tax to be paid by the buyer. Real Estate taxes to be prorated from settlement day. Annual property taxes are approx. \$4,700.00. Attention Realtors: 1% Broker Participation offered to Realtors with a buyer, your buyers must be preregistered.

For additional pictures go to www.beiler-campbellauctions.com

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AUCTION SERVICES



www.beiler-campbellauctions.com 1-888-209-6160



Auctioneer: J. Meryl Stoltzfus

AU#005403

717-629-6036

Sellers:

Benuel S. & Ruthie K. Stoltzfus