

# PUBLIC REAL ESTATE AUCTION

6.2 Acres w/ House & Barn • 10.9 Acre Wooded Lot • 2 Acre Wooded Lot  
Friday, April 28, 2017 @ 5:00 P.M.  
Lancaster County

331 Red Well Road, New Holland, Pa. 17557



**Directions:** From Rt. 23 in New Holland take Brimmer Ave/New Holland Rd. approx. 3 mi. Turn left on Lowry Rd. In 0.7 mi. turn right on Red Well Rd. In 0.4 mi. property is on left.

**Tract #1:** Mostly wooded 6.2 acres with 2,600 sq. ft. home + 1,248 sq. ft. finished basement and approx. 500 sq. ft. finished garage. 36' x 60' 6 - stall horse barn, 18' x 27' storage addition w/ overhead door, and 16' x 16' garden shed. Several paddocks for horses or large animals of your choice. Home has 4 bedrooms, 3 full baths. Finished daylight basement with full second kitchen and wood burning fireplace w/ insert. Propane furnace & hot water heater. 2017-new roof (30 yr. shingles), & upgraded insulation in ceiling. 400 series Anderson windows. House is wired for elec. Mature shrubbery, manicured lawn, established vegetable gardens. A discreet wooded setting in a prime location. Property is in superb condition and has continuously been updated over the years. Annual taxes \$6,559.34

**Tract #2:** 10.9 acres wooded vacant land, adjoining to tract 1, very secluded. Lots of wildlife. Great building lot. Annual taxes \$18.03

**Tract #3:** 2 acres wooded vacant lot, adjoining to tract 1 & tract 2. Annual taxes \$1,079.37

**Open House:** Sat. April 1<sup>st</sup> 1:00 to 4:00 P.M. & Tue. Apr. 4<sup>th</sup> 5:00 to 7:00 P.M. Call 717-629-6036 for more information or a private showing.

**Terms:** Settlement on or before June 27, 2017. \$35,000.00 down payment for 6 acre parcel, \$10,000.00 down payment for 10 acre parcel and \$5,000.00 down payment for 2 acre parcel on the day of the auction. 2% transfer tax to be paid by the buyer. Real Estate taxes to be prorated from settlement day.

**Attention Realtors:** 1% Broker Participation offered to Realtors with a buyer, your buyers must be preregistered.

**Auctioneers Note:** Tract #1 is subdivided into 2 parcels, 3.5 acres and 2.7 acres, these 2 lots will be sold together as one however, at purchaser's discretion he may and can split this tract, and make it into 2 dwellings. (This tract has 2 separate deeded access rights of way.)

For additional pictures go to [www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) or [www.auctionzip.com](http://www.auctionzip.com)

BEILER - CAMPBELL  
AUCTION SERVICES



[www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) 1-888-209-6160



**Auctioneer:** J. Meryl Stoltzfus

AU#005403

717-629-6036

**Sellers:**

Isaac L. & Sara Ann Zook





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