

# SHORT NOTICE PUBLIC AUCTION

Real Estate  
104 Acre Farm

Thursday, September 14, 2017 @ 3:00P.M.

161 Grubbs Corner Rd., Peach Bottom, PA 17563  
Lancaster County



## 104 Acres

**Description:** 104 acres with house and barns. Farm is not in Ag Preservation (development rights still available) but is in Act 319 "Clean & Green" preferential tax assessment. 90 +/- acre prime tillable acres, 10 +/- acres wooded and the balance to the improvements. Good level to gently sloping ground. Sub-dividable.

**Showings:** Call Christ Taylor, Auctioneer, 717-371-1915 for more information or a private showing.

**Directions:** Route 222 S to Pilottown Rd. to rt. on Cooks Landing Rd. to rt. on Grubbs Corner Rd.

**Special Mention:** Nice opportunity to purchase a mostly tillable, highly productive farm in Southern Lancaster County. Lots of potential.

**Terms:** Down payment of \$100,000 required day of sale. Settlement on or before November 30, 2017. Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated. Taxes are \$3526.54. year.

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

**BEILER-CAMPBELL**  
AUCTION SERVICES



**Auctioneer:** Christ Taylor 717-371-1915  
AU#005421

**Seller:** Louise Groff c/o IKOR, Guardian of Estate.

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