

PUBLIC LAND AUCTION

3.1 Acres Woodland, Ephrata Township, Lancaster County
Friday, April 20, 2018 @ 6:00 P.M.

Auction Location:

Martin's Repair Shop: 27 W. Mohler Church Rd., Ephrata, PA 17522

Directions: From Ephrata; take N. State St. (almost to Green Dragon) to left on W. Mohler Church Rd. 1/10 mile on rt.



Tract Site:

00 E. Mohler Church Rd,
Ephrata Township,
Lancaster County,
Ephrata, PA 17522.
No frontage or
recorded right-of way.

Tax Parcel:

#270-28150-0-000.

Description: Selling 3.1 acres of woodland located on the north side of Ephrata Mt. between E. Mohler Church Rd & Valley View Dr. Nice, almost square lot w/ gentle slope, located between the PPL transmission line clearing (used in the past as a logging road) and the backside sloping steeply downhill almost to a small, spring fed stream. Also, closely bordering fenced-in pasture land on the north side. Excellent wildlife area. Lot is 100% wooded & covered w/ valuable hardwood timber getting ripe for harvest in the coming years.

Terms: Down payment of \$5,000 required day of sale. Settlement on or before June 20, 2018. Real Estate taxes shall be prorated. Estimated taxes are \$746.00/year.

Auctioneers Note: This is a landlocked parcel of land surrounded by private owned land, therefore no public open house showing. For serious private showing, contact auctioneer Noah Shirk at 717-354-0192 for appointment. Seller is motivated as he moved to Mt. Pleasant Mills, PA.

Additional pictures are available at www.beiler-campbellauctions.com or www.auctionzip.com.

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AUCTION SERVICES

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



Auctioneer: Noah Shirk AU#005928

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Seller: Stephen Hoffman

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Attorney: Anthony P. Schimaneck

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