

# PUBLIC AUCTION

**Brick Cape Cod, 2 BDR, 1 Bath Home  
2 Story Insulated Shop plus 16x18' Storage Shed  
Household Goods, Antiques, Wooden Craft Items, Shop Tools  
Saturday, April 27, 2019 @ 9:00 A.M. Real Estate @ 12:00 P.M.**

**18 S. Hershey Ave., Leola, PA 17540, Upper Leacock Twp - Lancaster County  
Directions: Only 2 Blocks South of Rt. 23 on S. Hershey Ave.**



**Property Description:** Nice southern exposure on the edge of town w/ city water & sewer; Over 8000 sq. ft. lot located in desirable Conestoga Valley School Dist. House & shop are both heated w/ indiv. oil hot air furnaces & central air cond. Asphalt drive to open 16'x19' carport; Shop has concrete floor w/ 9.5' ceiling ht. and inside & outside steps to 2nd floor; 200 amp elec. serv. 22' x 24' shop had been a 1-car garage and garage door could be put back in. Full basement w/ laundry area & work shop room; 1st floor, sm. kitchen & dining rm, lg. living rm, w/ hardwood floor; 2 bdrms w/ wall to wall carpet; Full bath w/ Lifetime tub; Covered front porch; Lg. unfinished attic storage area. Very well built 1950 house w/ recent new roof & vinyl replacement windows; New central air in 2016; Rear yard w/wooden privacy fence. **Taxes: Approx. \$2800.00/yr.**

**Personal Property: Wood Working Equip:** Dewalt dual mitre/chop saw; Grizzly 3/4 hp 1/2" drill press; BD drill press; Misc. hand tools; Toro 2000e snow blower; Lg amount of misc. pine bds. & other old barn wood lumber.

**Antiques:** 1957 Coke sign, Lg. amount of primitive & upcycled smaller furniture including tables, chairs & folding tables; Early metal shoe rack; Lg. amount of wooden packing boxes; Lots of homemade wooden craft items.

**Terms:** \$18,000 deposit due day of auction. Buyer to pay 2% transfer taxes. Settlement on or before May 29, 2019. PA check, cash or credit card w/ 3% fee.

**Open House:** Sat. April 13 & April 20, 1-3 p.m. & Fri. April 12, 6-8 p.m.

## Lunch Food Stand

**Seller & Auctioneers not responsible for accidents.**

**Auctioneer Note:** Mr. Martin bought an open lot & is building his dream home, therefore will be motivated to sell. Also cleaning out the shop and corners, lots of unopened boxes, come see what we can find.

**Watch for additional information and pictures! For additional pictures go to:**  
[www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) or [www.auctionzip.com](http://www.auctionzip.com) or [www.GoToAuction.com](http://www.GoToAuction.com)

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Wilmer Martin (717) 333-4881 AA#019644

**Seller:** Gary Martin (717) 656-9859

**Attorney:** Kling & Deibler (717) 354-7700

