

PUBLIC AUCTION

1 +/-Acre Lancaster County Farmette • Groffdale Area
3 Bdrm, 1 Bath Home w/ add. 1 Bdrm Suite
36' x 98' & 16' x 80' Chicken House w/ 36' x 30' Heated Shop Area
Monday, April 15, 2019 @ 6:00 P.M.

72 Balmertown Rd., Leola, PA 17540- Lancaster County, W. Earl Twp.



Directions: Only 1 mi. North of Rt. 23 on Brethren Church Rd. to right on Balmertown Rd. to property on right.

Property Description: Almost 1 acre lot located in desirable Conestoga Valley School Dist. Beautiful well built, frame 3 bedroom 1.5 story house w. mostly vinyl flooring throughout house, entry, laundry, mud room; Large kitchen/ dining rm. combination, 1st floor bathroom, BDR & living rm; 2 BDR upstairs w/ closets & lg. eve storage area; Full unfinished basement w/ mech. area & can shelves. House has had new updates, including new replacement windows, vinyl siding & recently, new asphalt roof. Heating System, Propane Hi-Efficient tankless boiler w. 3 zones to radiant floor heat, including domestic hot water, only 1yr. old; Also, two 1000 gal. and one 500 gal. propane tanks and water softener.

Apartment Possibility: Additional att. 1 BDR, kitchen, bath/laundry & private entry.

Out Buildings: Horse Barn; 20 x 40' 2 story, 2 stalls w/ grooming & carriage storage area. 16x16' utility shed; Chicken Houses; 36 x 98' insulated w. 30'x 36' shop area concreted w. floor heat, balance in equip. storage; 16 x 80 Insulated house used as shop & warehouse; 200 Amp. Elec. serv.

Taxes: Approx. \$ 3862.00

Open Houses: Sat. Mar. 30 & Apr. 6, 1-3 p.m., Fri. Apr. 5, 6-8 p.m.

Terms: \$25,000 deposit due day of auction. Balance due at settlement on or before 6-14-19. Buyer to pay 2% transfer taxes.

Auctioneer Notes: The Reiff's have purchased a property out of state and therefore offering this one for sale. Only half mile from Leola Produce Auction. On lot sewage & own private well located on adjoining property w/ right to use easement.

For additional pictures go to: www.beiler-campbellauctions.com or www.auctionzip.com or www.GoToAuction.com

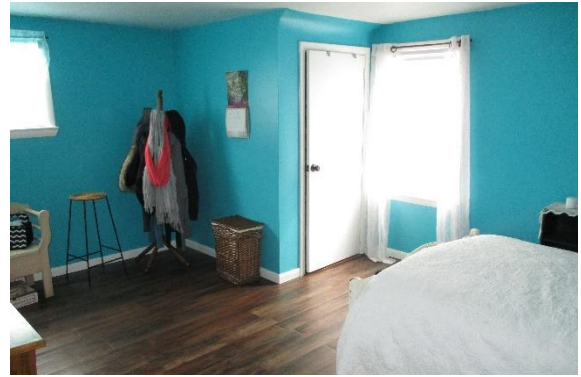
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Auctioneers: Noah Shirk (717) 354-0192 AU#005928
Harold Martin (717) 738-4228 AA#019488
Wilmer Martin (717) 333-4881 AA#019644
Seller: Alvin & Vera Mae Reiff (717) 656-2029
Attorney: Kling & Deibler (717)354-7700





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