

PUBLIC REAL ESTATE AUCTION

**3 BR, Brick, Ranch House on 2.7 +/- Acres,
Garage/Shop & Horse Barn w/ Pastures
Friday, July 19, 2019 @ 6:00 P.M.**

60 Buck Run Road, Christiana, PA 19509 - Lancaster County



Directions: From Christiana, Route 372 West 2 miles to right unto Buck Run Rd. To property on left.

Property Description: 2.7 +/- acre country property with 3 bedroom, 1 bath brick ranch house. 16' x 14' kitchen new in '08 w/ oak cabinets & spacious granite counter tops & walk in pantry. 13' x 25' dining/family room, leading into 15' x 15' living room. 22' x 15' master bedroom with w/ closets. 13' x 11' & 11' x 10' bedrooms. 8' x 8' full bath. 13' x 9' Laundry/mud room with closets & 2nd kitchen w/ new oak cabinets in '08 leading out to 14' x 12' porch & long-pulley clothes line. Partial basement w/ concrete floor & cold cellar. 30' x 30' horse barn with large box stalls w/ gated dividers & dressing area & 2nd story feed storage. 42' x 30' insulated garage/workshop w/ stamped concrete floor. 12' x 8' dog kennel w/ concrete floor. 10' x 8' chicken house w/ 40' x 80' fenced pasture area. 10' x 16' storage shed only 2 years old. 30' x 14' partial covered stamped concrete patio w/ extra 12' x 12' grill area w/ pergola & decorative colored concrete walls & pillars.

Open House Dates: Sat. June 22, 1-4 pm. & Thur. June 20 & 27, 4-7 pm.

Terms: Down payment of \$30,000.00 required day of auction. Settlement on or before Sept. 17, 2019. Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated. **Annual taxes for 2019: \$7509.00. (Sadsbury Twp, Octorara Schools)**

Attention Realtors: 1% Broker Participation being offered to Realtors who preregister with their buyers and who become the successful bidder on day of auction.

Auctioneers Notes: An excellent opportunity to purchase a beautiful country property w/ almost 3 acres. Pride of ownership evident throughout w/ professional landscaping w/ lots of stampcrete & decorative hard scape. Spacious yards with mature shade trees w/ large play & swing set area. Apple, pear, peach, cherry & apricot trees. Large garden area w/ some raised beds & raspberry bushes. Secluded, private, solar powered off grid living only minutes from Routes 372, 896, 30 & 41. Sellers have purchased another property and are serious to sell.

For more information, pictures and forms go to:

www.beiler-campbellauctions.com or www.auctionzip.com or www.GoToAuction.com

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Auctioneers:

Elvin Stoltzfus (610)-333-5447 AA #019514

Harold Martin (717) 738-4228 AA# 019488

Christ Taylor (717) 371-1915 AU# 005421

Sellers: Amos & Barbra Glick 610-593-2493

Attorney: Sam Goodley 610-998-1000





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