

PUBLIC REAL ESTATE AUCTION

**5 BR 2 Bath House on 3.4 +/- Acres w/ Pasture
48' x 70' Shop w/ Offices & Loading Dock
30' x 50' 2 Story Barn w/ Horse Stalls & Garage Area
Thursday, September 5, 2019 @ 6:00 PM**

1060 Sheep Hill Road, New Holland, PA 17557- Lancaster County



Directions: Route 322 East to Route 897 South, 1/2 mile turn right onto Sheep Hill Rd. to property on left.

Property Description: 3.4 +/- acre country property w/ 2 story, 5 Bedroom, 2 Bath house w/ 32' x 16' sunroom w/ large windows & skylights. 11.5' x 28' eat in kitchen w/ island. 18' x 9' entry/mudroom w/ full kitchen. 21' x 12' family room & 22' x 16' living room w/ fireplace. 1st floor 14' x 14' master BR w/ closets. 14' x 9' full bath w/ double vanity & closets. (4) 2nd floor bedrooms w/ closets & full bath. Newer Weil-McLain furnace w/ radiant heat & multiple zones throughout basement, 1st & 2nd floor. House features many extras as lots of closet space, skylights & porches w/ vinyl railings & stonework. 48' x 70' shop building w/ (2) 12' x 12' overhead doors & 23' x 23' offices. Also has large truck loading dock & 9' x 20' mezzanine. Lower level mechanical room w/ diesel engine, air compressor, 34 KW generator & waste oil burner. 30' x 50' horse barn w/ box stalls & large garage/shop area w/ 12' x 8' overhead door. Maintenance free exterior steps leading to finished 2nd floor w/ vinyl flooring, gas heat & full kitchen w/ lots of cabinet & closet space. 30' x 20' house/man cave w/ vinyl siding & gas heat. On site well & new drain field.

Open House Dates: Thurs. Aug. 1 & 8, 4:00 - 7:00 pm & Sat. Aug. 3 & 10, 1:00 - 4:00 pm.

Terms: Down payment of \$ 50,000.00 required day of auction. Settlement on or before Nov. 4th, 2019 Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated. Taxes: \$ 5830.00 +/- per yr.

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: Beautiful country setting w/ house, barn, shop & other outbuildings. Lots of pasture space w/ (5) separate fenced & gated paddocks. Macadam circle driveway & professional landscaping w/ an awesome view. Zoned Conservation Open Space. Check w/ East Earl Twp. for permitted uses.

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

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Auctioneers: Christ Taylor (717) 371-1915 AU#005421

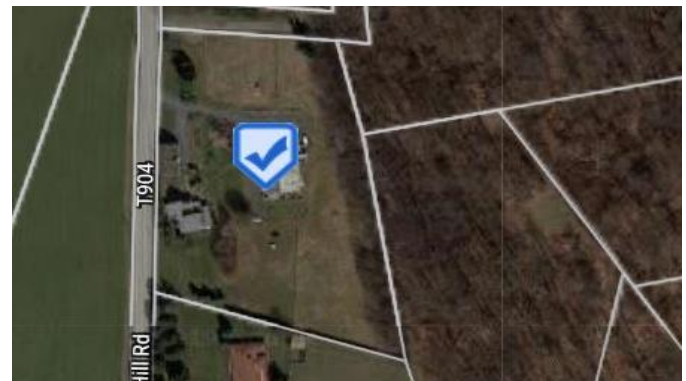
Harold Martin (717) 738-4228 AA#0019488

Sellers: John Andrew (717) 278-1807,

Nathan (717) 278-4377 & Mahlon & Sally Lapp

Attorney: Patick Deibler (717) 354-7700





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