

PUBLIC REAL ESTATE AUCTION

5.8 Acre Farmette
2/3 BR House, 36'x45' Bank Barn
Friday, October 4, 2019 @ 3:00 P.M.

305 Boot Jack Road, Narvon, PA 17555- Lancaster County (Caernarvon Twp.)

From Rt. 23 in Churchtown, S. on Boot Jack Rd to property on left. From Rt. 322, go N. on S. Churchtown Rd to rt. on Boot Jack Rd to property on rt.



Description: Property: 5.8 ac. total, 2 ac. tillable hay field, 2.5 ac. pasture w/ sm. stream, new partial bd. fence, rest 5-strand Hi-tensile w/ elec.; 10' x 30' run in shed, 20' x 30' concreted corral w/ cattle head gate; also sm. chicken house, fruit trees & garden. **House:** 2 ½ story 1540 sq. ft. house has 11' x 17' kitchen w. built in white cabinets & dish washer w/ island dividing sewing room Vinyl floor, Dining Room, 12'x14' oak hardwood flooring w/ built-in hutch cabinets & ceiling fan; lg. 12'x18' living room, wall to wall carpet & open stairway; utility room & half bath. All rms. on 1st & 2nd flrs. have elect. baseboard heat backup. **2nd floor:** Lg. bathroom laundry combo w/ Jacuzzi tub & separate shower stall, including ext. door to 12'x15' balcony w/ laundry wheel line to barn; 10'x12' children's bdrm. w/ closet & carpet; 12'x18' master bdrm. w/ AC, new wall to wall carpet & stairway to 3rd finished bdrm/attic storage. Recent new replacement windows and vinyl siding & asphalt roof; new décor, block retaining wall and new shrubbery & landscaping. **Basement:** 680 sq. ft. drive in thru double doors to wood/coal furnace (DS Stoves) forced hot air w/ steam humidifier new 2014; 200 amp. elec. service, elec. water heater & softener, washer/dryer hook up, can shelves. **Bank Barn:** 36'x45' 2-story w/ 10'x12' & 7'x9' OH doors; partial 3rd floor, lower part has 6 stalls & 10'x16' tack room new metal siding & roof; good on-site well & sewer system, new in 1990. Beautiful, private, country setting overlooking Churchtown Valley and sitting along the base of eastern Welsh Mtn. Prime deer grazing area. Eastern Lancaster Co. School District. **Annual Taxes: \$3903.00+/-**

Open Houses: Sat. Sept. 21 & Sept. 28, 1-3 pm. or call Lester for private showing (717) 445-5746

Terms: \$30,000.00 down payment on the day of auction. Balance due at settlement on or before November 19, 2019. Buyer pays 2% transfer fee.

Attention Realtors: 1% broker participation offer to Realtors who pre-register their buyers and who become successful bidder the day of the auction. Pre-registration forms & pictures available online.

Auctioneers Notes: This is very well-maintained property with lots of possibilities. Prime area to build a 2-3 bedroom addition on back side of house. Owner moving to Wisc. And is very motivated to sell. Perfect for a young starter home. Don't miss this one!

For more information, pictures & forms go to:

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

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Harold Martin (717) 738-4228 AA#019488

Christ Taylor (717) 371-1915 AU# 005421

Seller: Lester & Marie Newswanger (717) 445-5746

Attorney: Kling & Deibler (717) 354-7700





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