

PUBLIC REAL ESTATE AUCTION

**2 Story, 4 Bedroom, 2 ½ Bath Dwelling,
2.6 +/- Acres w/ Large Garden Area & Fenced Pasture
Furniture, Lawn & Garden
Friday, September 27, 2019 @ 5:00 PM - Real Estate @ 5:30 PM**

252 Cats Back Road, Ephrata, PA 17522- Lancaster County



Directions: From Ephrata Route 322 East to right onto E. Farmersville Rd. Turn right onto Cats Back Rd to property on right.

Property Description: 2.6 acre country property w/ 2 story, 4 Bedroom, 2 1/2 Bath house. 1st floor features 15' x 21' kitchen/dining with pantry. 12' x 20' living room. 17' x 20' family room w/ patio door. 10' x 12' sewing room. Full bath & 2 bedrooms. 2nd floor w/ full bath & 2 bedrooms & reading nook. House has lots of closets, attic storage & ceiling fans. Daylight entrance to full basement w/ 1 car garage & 1/2 bath, & laundry. Canned goods storage room w/ shelves. Wood stove w/ SS chimney. Oil furnace w/ (2) 275 gal. tanks for hot water heat. Well & septic. 19' x 36' shed/barn w/ stable area & feed room.

Open House Dates: Thur. Sept. 12, 6-8 pm & Sat. Sept 14, 1-3 pm.

Terms: Down payment of \$ 30,000.00 required day of auction. Settlement on or before November 26, 2019 Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated. **Annual Taxes:** \$ 4655.00 +/-

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

Personal Property: Lawn & Garden: Snapper 22001K zero-turn mower w/ 48" deck; Case 222 lawn tractor w/ hyd. drive; Troy-Bilt rototiller; 25 gal. sprayer on cart w/ 3.5 HP engine; old hammer mill w/ Kohler engine; alum. orchard ladder; misc. step ladders, shovels, rakes, pruners & trimmers; scythe; plastic & wooden baskets; opp. 3 cord split firewood; air compressor; car ramps; 42" CI trough; shutters; old 3-speed Schwinn bike; misc. lumber & posts.

Furniture: Antique restored washstand; 60" wide hutch; Groffdale church bench; wooden table.

Auctioneers Notes: Desirable property in Farmersville/Fairmount area w/ an awesome view. The country setting w/ shade & fruit trees, fenced pasture area, large garden & macadam driveway makes this a property you will not want to miss. Sellers have purchased another property and are serious to sell.

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

**BEILER-CAMPBELL
AUCTION SERVICES**



AY# 002026

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Sellers: Kenneth S. & Dolores M Hurst 717-821-5269

Attorney: Patrick Deibler 717-354-7700

Auctioneers: Harold Martin (717) 738-4228 AA#0019488

Noah Shirk (717) 354-0192 AU#05928

Christ Taylor (717) 371-1915 AU#005421





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