

PUBLIC REAL ESTATE AUCTION

**2 ½ Story, 4 BR, 2 ½ Bath Dwelling on 1.2+/- Acres
40' x 60' Barn/Garage, 30' x 32' Shop/Storage
3,360 Sq. Ft 2nd Story Workshop Area- Zoned - Industrial
Saturday, March 7, 2020 @ 11:00 AM**

20 S. Groffdale Rd., Leola, PA 17540- Lancaster County
From New Holland, Route 23 West to left onto S. Groffdale Rd to property on right.



Property Description: Featuring spacious 2875 sq. ft. dwelling w/ 4 bedrooms & 2 ½ bath. 1st floor has 15' x 15' laundry/mudroom w/ ½ bath also kitchen cabinets (2) walk in closets. Large kitchen, w/ custom cabinets, dining & family room. 22' x 14' living room w/ brick hearth. Sewing room w/ open stairway. 2nd floor master suite w/ vaulted ceiling, skylight & window seat. Master bath w/ double vanity, deep tub & walk in shower. 3 additional bedrooms w/ closets. Also, full bath. House has lots of closets, hardwood & linoleum floors, & vinyl windows. Basement w/ outside entrance, & large cold cellar/can goods room. Coal fired hot water heat w/ CI radiators. Wrap around covered front porch. Public sewer & private well. 40' x 60' 2-story barn w/ horse box stalls & feed storage. Oversized garage area w/ kitchen cabinets. 30' x 32' shop/storage building (new in 2017.) Connecting 2nd stories for almost 3400 sq. ft. work area w/ scissor truss for 13' ceiling. 16' x 14' office/showroom building w/ heat, electric & laminate flooring. (2) 1000 gal. LP tanks & (1) 1000 gal. air tank.

Open House Dates: Saturdays Feb 22 & 29, 1-3 P.M. or contact sellers or auctioneers for private showing.

Terms: Down payment of \$30,000.00 required day of auction. Settlement on or before May 6, 2020. Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated. **Annual Taxes: \$ 5,500.00 +/-**

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

Auctioneers Notes: Excellent opportunity to purchase country property w/ beautiful house in great condition, move in ready. Mature pine trees offering lots of privacy. Appealing landscaping & brickwork w/ covered picnic area. Garden & fenced pastures. Zoned Industrial w/ lots of business potential. Has lge. shop area currently used for wood working. Paved parking & driveway.

For more information, pictures and forms go to:

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

BEILER-CAMPBELL
AUCTION SERVICES



AY# 002026

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Auctioneers:

Harold Martin (717)-738-4228 AA# 019488

Christ Taylor (717) 371-1915 AU# 005421

Seller: Mervin & Priscilla Beiler (717) 656-9170

Attorney: Ed Miller (717) 299-1100





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

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