

# PUBLIC REAL ESTATE AUCTION

**9.5 Acre +/- Farmette w/ 2 ½ Story, 4BR, 2 ½ Bath Home  
60'x80' Workshop, 2-Car Garage  
Friday, March 6, 2020 @ 4:00 PM**

**320 Clay School Road, Ephrata, PA 17522- Lancaster County**



**Directions: From Ephrata, Rt 322 West, right on Durlach Rd, left on Clay School Rd to property on right.**

**Property Description:** Beautiful 9.5-acre country property featuring 2650 sq. ft. home (new in 2014) w/ 4 bedrooms & 2.5 bath & 2-car garage. 1<sup>st</sup> floor has spacious 20' x 13' eat in kitchen w/ custom cabinets & walk in pantry, 19' x 15' living room w/ large bay window. Also, parlor & sewing rm. 1<sup>st</sup> floor laundry & full bath in breezeway w/ radiant floor heat. Partial open stairway to 2<sup>nd</sup> story w/ 4 bedrooms including 15'x16' master bedroom & full bath. Lots of closet space, ceiling fans & central vac. Full basement w/ outside entrance. Also, half bath, cold cellar & coal furnace. Utility rm. w/ RO, UV & water softener systems. 26'x26' garage w/ 9' OH doors. Covered front & side porches & 12'x8' deck. 60'x80' shop building w/ 16' height (new 2012) w/ (3) 16' x 14' overhead doors w/ openers. 30'x 40' finished area w/ mezzanine. 20' x 30' lawn & garden area w/ insulated 2<sup>nd</sup> floor lounge. Onsite septic & well w/ 100 gpm. capacity.

**Open Houses:** Sat. Feb. 15, 1-3 pm & Thurs., Feb 20, 4-7 pm or contact sellers or auctioneers for private showing.

**Terms:** Down payment of \$ 50,000.00 required day of auction. Settlement on or before April 30, 2020. Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated. In Act 319 Clean & Green & is not in ag preservation.

**Annual Taxes: \$ 8,082.00 +/-.**

**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:** An excellent opportunity to purchase a Farmette in Lancaster Co. w/ almost new buildings. Great location for retail or wholesale produce operation w/ established 2+ acres strawberries. Underground irrigation pipes & 8000 gal. water storage tank. Also, business potential w/ large workshop w/ partial 2<sup>nd</sup> floor. Be sure to check out this rare find being offered at auction by motivated sellers. Sellers reserve right to harvest and market 2020 strawberry crop. 32'x150' greenhouse is excluded from sale however, buyer has first right of refusal to purchase. Call Auctioneers or seller with questions.

For forms & additional pictures go to: [www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) or [www.auctionzip.com](http://www.auctionzip.com) or [www.GoToAuction.com](http://www.GoToAuction.com)

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

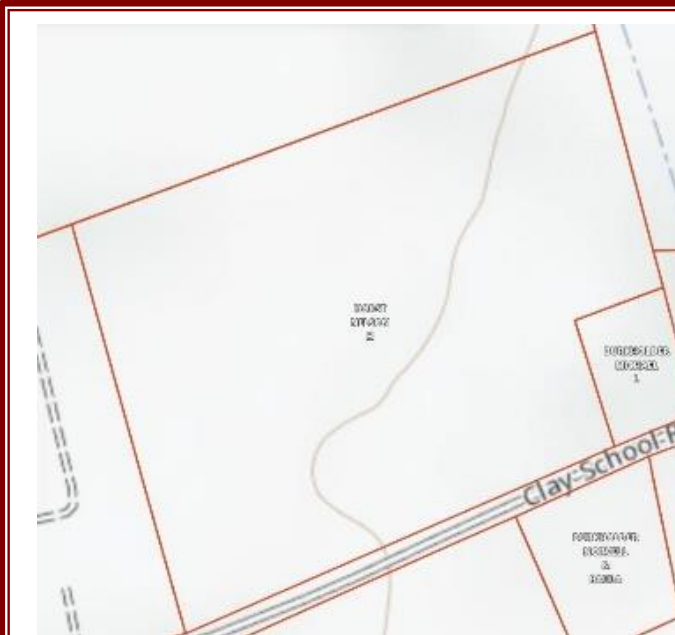
Christ Taylor (717) 371-1915 AU#005421

J. Meryl Stoltzfus (717) 629-6036 AU# 005403

**Seller:** Nelson & Lucy Horst (717) 723-1217

**Attorney:** Sam Goodley (610) 998-1000





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