

# ONLINE REAL ESTATE AUCTION

**1.5 Story, 4 BR, 2 Bath Home • 32' x 24' Garage  
Real Estate Auction Ends May 27<sup>th</sup> @ 7PM**

**100 Rawlinsville Rd., Willow Street, PA 17584 - Lancaster County**  
Route 272 South to right onto Baumgardner Rd, left onto Rawlinsville Rd, to property on right



**Property Description:** Country property w/ 1 ½ story, 4-bedroom, 2 bath home. 1<sup>st</sup> floor features 11' x 18' eat in kitchen w/ oak cabinets. Living room 18' x 11' w/ hardwood floor & open stairway. Also, 2 bedrooms & full bath. 2nd floor has 2 bedrooms w/ closets. Daylight basement entrance to finished 22' x 16' family room in w/ Herman wood/coal stove. Basement, laundry & full bath. Also 22' x 16' work/storage area, oil furnace, hot water heat; well & septic; 24' x 32' oversized 2-car garage w/ 2nd story storage. 10' x 16' storage shed.

**Visit our website to find out more about online bidding for this property!** [www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com)

**Open House Dates:** Saturday, May 16, 1-5 or call auctioneer for private showing.

**Terms:** Down payment of \$10,000.00 required at close of auction. Settlement on or before July 13, 2020. Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated. **Annual Taxes: \$ 3,504.00 +/-**

**Attention Realtors:** 1% Broker Participation being offered to Realtors who preregister with their buyers and who become the successful bidder at close of auction. Buyers should be preregistered prior to placing bids.

**Auctioneers' Notes:** Country location but only minutes from Routes 272 & 222. Sells as 2 lots combined for almost 1/2 acre. House has 10' x 20' deck overlooking wooded area & small stream. Motivated seller so be sure to check out this affordable country setting.

**Personal Property is being sold in a separate online auction. Details coming soon!**

**For more information, pictures and forms 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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AUCTION SERVICES



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**Auctioneers:**

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

**Christ Taylor (717) 371-1915 AU# 005421**

**Seller: Richard & Nancy Karr**

**Attorney: Patrick Deibler (717) 354-7700**







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