

PUBLIC AUCTION

**5 Bedroom 3 Bath Rancher w/ In-Law Suite
24' x 40' Shop/Garage Building
Electrical Tools, Equipment, New & Used Inventory
Allmand TLB 325 Loader • Generators • Welder • Furniture
Sat, May 9, @ 10:00 AM - Real Estate @ 12:00 Noon**

2412 Ridge Rd, Elverson, PA 19520 - Chester County



Directions: From Elverson Route 23 East to property on Right.

Property Description: 10' x 20' foyer to main level w/ 3 bedroom & 2 bath. 9' x 20' dining & kitchen w/ granite counter tops. 11' x 16' Master bedroom & full bath. 12' x 15' & 11' x 12' bedrooms & full bath. 13' x 14' office & 12' x 12' den/craft room. 12' x 20' living room w/ French doors leading to large wrap around deck overlooking the spacious backyard. Oak hardwood floors in bedrooms, living room, foyer, office & den. Skylights in kitchen & Master bedroom. Lower level w/ separate daylight entrance in-law suite has 11' x 15' & 11' x 11' bedrooms & full bath. 11' x 18' kitchen & dining area & 11' x 15' living room. Generac 10KW standby unit powered by Mitsubishi LP engine. Well and new septic. 1000 gal underground LP tank for forced hot air heat. House has lots of closet space, ceiling fans, recessed lighting & central air conditioning. Insulated 24' x 40' steel frame shop, complete w/ water, heat & electric and (3) overhead doors

Open House Date: Thursday, April 30, 6-8PM and Saturday May 2, 1-3PM

Terms: Down payment of \$ 25,000.00 required day of auction. Settlement on or before June 8th 2020. Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated. Annual taxes \$ 6459.00 +/-

Attention Realtors: 1% Broker Participation being offered to Realtors who preregister with their buyers and who become the successful bidder on day of auction. Pre-registration forms are available on-line at www.beiler-campbellauctions.com

Auctioneers Notes: Complete sets appliances included in both main & lower levels. New septic to be installed by settlement. Shop area offers great business potential w/ an excellent location. Lower level is currently rented with tenants willing to stay.

For additional pictures go to www.beiler-campbellauctions.com • www.auctionzip.com • www.gotoauction.com

**BEILER-CAMPBELL
AUCTION SERVICES**



AY# 002026

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Auctioneers:

Harold Martin 717 738-4228 AA#019488

Wilmer Martin 717-333-4881 AA#019644

Christ Taylor 717-371-1915 AU#005421

Attorney: Sam Goodley 610-998-1000

Seller: Dave & Gwyn Groh 484-645-1172





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