

PUBLIC REAL ESTATE AUCTION

78+/- Acre Farm, 2 Parcels
Friday, November 13, 2020 @ 2 PM

919 Valley Road, Quarryville, PA 17566 - Lancaster County



Directions: From Rt 896 S, in Georgetown take Valley Road Rd West to Bushong Rd., farm on left

Description: Striking setting in rural Lancaster County. Solanco Farm, 78 +/- acres, near Quarryville, featuring a 43 x 115 bank barn (8 horse stalls, cattle pens with locking head gates, 2 large feed bins, 14x60 concrete silo), 14 x 28 three bay carriage shed, 12 x 24 dog facility (6 dog pens with concrete pad), 10 x 18 storage barn.

Two separate tracts being sold separately or together.

• **Tract #1:** 43.5 +/- acres with farm buildings. Two story farmhouse has 5 bedrooms, 1.5 baths, eat-in kitchen, dining room, family room, sewing room area, and mudroom/laundry. 2 porches and a balcony / deck facing South overlooking the farm. Daylight basement (26x38 with 10x17 bump out) has a 2nd kitchen and an active spring house in the basement. Additional building right included in this tract potentially allows the buyer to subdivide and build a new set of buildings on this tract. 21 +/- acres tillable, 16 +/- acres pasture, 6 +/- acres wooded. Note: 8 +/- pasture acres could be easily reclaimed as tillable. In Act 319 Clean & Green and is not in Ag Preservation. Eden Twp. Taxes Estimated \$4,232 annually

• **Tract #2:** 33.9 +/- acres of bare land. 28.75 +/- acres tillable and 5.25 wooded acres. Additional building right included in this tract potentially allows the buyer to build a new set of buildings on this tract. In Act 319 Clean & Green and is not in Ag Preservation. Eden Twp (23.9 acres) & Bart Twp. (10 acres) Taxes estimated \$546 annually

Open House: Tues. Oct 6, 4-6 PM · Sat. Oct 10, 1-4 PM · Tues. Oct 20, 4-6 PM · Sat. Oct 24, 1-4 PM

Terms: Settlement to be on or before February 15, 2021. (contingent on final subdivision of the subject parcel).

Down payment of \$50,000 (34 acre tract) | \$75,000 (43 acre tract) due the day of the auction.

Buyer pays 2% PA state transfer tax. Real estate taxes will be prorated.

Attention Realtors: 1% Broker Participation offered to Realtors who preregister their buyers & who becomes the successful bidder on the day of the auction. Preregistration forms and photos are available online. Must register 48 hours prior to date of auction.

For additional docs & photos go to: www.beiler-campbellauctions.com • www.auctionzip.com • www.gotoauction.com

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Auctioneers:

Elvin Stoltzfus (610) 333-5447 AA #019514

Christ Taylor (717) 371-1915 AU #019488

Sellers: Jake and Rebecca King 717-468-4863

Attorney: Seth W. Hiller (717) 299-1100





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