

# PUBLIC REAL ESTATE AUCTION

10.12 Acre Farmette

Ranch Style Home & Shed Building

Panoramic Susquehanna River & Farmland Views!

Friday, January 15<sup>th</sup> @ 1 PM

1023 Letort Rd, Conestoga, PA 17516 - Lancaster Co.



**Directions:** From Cresswell, take Letort Rd. East, 1 mile to property on left.

From Millersville, take Letort Rd West past Letort Elementary School to property on right after Prospect Rd.

**Property Description:** Ranch home with full walk out-basement, updated appliances with large deck and patio area with amazing views of the Susquehanna river and surrounding farmland. 10' x 14' storage shed. All on 10.12 acres currently in grass and some woods/brush but could be pasture or converted to tillable for produce, nursery or vineyard. Fenced in yard around the house for dogs or other pets. Many possibilities! Located in desirable Manor Township. Move in ready. Very private setting.

**Open House Dates:** Sat, Dec. 12<sup>th</sup> 1 – 4 PM • Thurs, Dec. 17<sup>th</sup> 1 – 4 PM • Sat, Dec. 19<sup>th</sup> 1 – 4 PM • Sat, Jan. 9<sup>th</sup> 1 – 4 PM

**Terms:** Down payment of \$35,000.00 required day of auction. Settlement on or before March 5, 2021. Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated.

**Attention Realtors:** 1% Broker Participation being offered to Realtors who preregister with their buyers and who become the successful bidder on day of auction. Must register 48 hours prior to date of auction. Pre-registration forms are available on-line at [www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com)

For more information, pictures and forms go to:

[www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) • [www.auctionzip.com](http://www.auctionzip.com) • [www.GoToAuction.com](http://www.GoToAuction.com)

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Harold Martin (717) 738-4228 AA# 019488

**Seller:** John & Corinne Chamberlin (717) 629-0749

**Attorney:** Jay Clark (717) 464-4300







For more pictures go to [www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) • [www.auctionzip.com](http://www.auctionzip.com) • [www.gotoauction.com](http://www.gotoauction.com)