

PUBLIC REAL ESTATE AUCTION

96 Acre Organic Dairy Farm

3 Dwellings, Bank Dairy Barn, Equipment Shed, Animal Barn,
Horse Stable & 2 Car Garage

Thursday, June 24, 2021 @ 2 PM

492 Compass Rd, Gap, PA 17527 - Lancaster County



Directions: From Compass take Compass Road South to farm on the right

Property Description: 96 acre Certified Organic Dairy farm in White Horse/Compass area in Lancaster County, PA. with 75 Acres tillable, 12 acres in fenced pasture, 6 acres in PA CREP program (\$1,800 income annually) stream, and more (acreage is approximate). Beautiful level farmland with great soils! The dairy Bank Barn is 55 x 90 with 12 x 65 lean-to horse barn, and 30 x 45 garage/corn crib. Dairy Barn extension 48 x 75 with 18 x 20 milk house. 3-bay 40 x 80 shop/equipment shed contains a separate insulated and heated truck shop area (3) 14 x 14 overhead doors, and (1) 16 x 20 roll door. Don't miss your opportunity for this Gap / Lancaster County organic farming experience. Prime farmland has been organically certified for approximately 21 years. Farm is in a farmland preservation easement by Lancaster County. The doubled farmhouse consists of two dwellings. It also comes with a bonus home (prefab double-wide home with full basement and a 24 x 30 detached 2-bay garage)

Salisbury Twp, Pequea Valley School District, Annual Taxes \$7,275 (2020)

- **Main House:** 5 beds, 2 bath, kitchen, family room, partially finished basement.
- **Daddy House/In Law Quarters:** 6 bedrooms, 3 bathrooms, kitchen, dining room/breakfast nook, family room, and much more.
- **Double Wide with full basement:** 3 bedroom, 2 bath, kitchen, family room, dining room, laundry room, and office/sewing room.

Open Houses: Thursday May 27th 4 - 7 PM • Saturday May 29th 1 - 4 PM

Terms: Down payment of \$175,000.00 required day of auction. Settlement on or before December 31, 2021 contingent upon final subdivision approval. 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 preregister buyers 48 hours prior to the auction. Pre-registration forms are available on-line at www.beiler-campbellauctions.com

For forms & additional pictures 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#005421

Seller: Melvin & Carolyn Lantz (717) 278-3141

Attorney: Doug Lehman (717) 569-1600





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