

# PUBLIC REAL ESTATE AUCTION

3.9 acres with 4 Bedroom house  
& large barn built in 2013.

Amazing views

Thursday, October 7<sup>th</sup> @ 4 PM

905 Smyrna Rd, Kinzers, PA 17535 – Lancaster County



**Directions:** Rt 741 to South on Smyrna Rd to first driveway on left

**Property features:** Large barn, shed with an outdoor furnace to heat home, onsite well with diesel & air compressor, solar panels and battery pack for power. Nice size pasture for animals, woods for privacy, garden area, asphalt driveway, and public sewer.

**House:** 1st floor: Kitchen with Oak kitchen cabinets, large living room, master bedroom, bedroom, bonus room, mudroom/laundry room & full bathroom.

2nd floor: 2 bedrooms, large bonus/extra room.

Basement: Full basement with 1/2 bath.

**Open House Dates:** Thurs: Aug 26<sup>th</sup> & Sept 2<sup>nd</sup> 4 – 6 PM • Sat: Sept 11<sup>th</sup> 1 – 4 PM

**Terms:** Down payment of \$40,000.00 required day of auction. Settlement on or before December 3, 2021. Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated.

**Auctioneer note:** Beautiful very well kept hard to find property in move in condition. Sellers are moving out of state and motivated to sell.

**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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Seller: Henry & Lydia Stoltzfus 717-442-4470

Attorney: Sam Goodley 610-998-1000







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)