

PUBLIC REAL ESTATE AUCTION

Willow Street Area

6.5 +/- Acre Country Farmette

3 BR 2 Bath Brick Dwelling • Pastures • 30' x 40' Barn

Sat., October 16th @ 10:00 AM

3486 Willow Street Pike S., Willow Street, PA 17584 – Lancaster County



Directions: From Willow Street Route 272 South to property on right

Property Description: Private & secluded 6.5 acre farmette with 2 story 3 BR 2 bath dwelling. House needing work features open floor plan kitchen, dining & living rooms. Also 1st floor bedroom & full bath. 2nd floor with 2 bedrooms and full bath. Also 2nd floor laundry & sitting area. Full daylight basement & covered front porch. Onsite well & septic. Coal radiant heat. 200 amp electric service w/ generator hookup. 40' x 30' barn with box stalls & garage area and 18' drive through addition.

Tax Parcel #510-87826-0-0000 - Annual Taxes \$6,535

Lancaster County – Pequea Township – Penn Manor School District

Open House Dates: Thur. Sept. 30 from 4:00 PM to 7:00 PM Saturday Oct. 2 from 1:00 to 4:00 PM

Terms: Down payment of \$ 20,000.00 required day of auction. Settlement on or before Dec 16, 2021 Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated. Annual taxes +/- \$ 6735.00

Auctioneers Notes: Lots of potential with this excellently located Penn Manor School District, Pequea Twp. farmette. House is in some stages of remodel needing substantial work. Property with mostly cleared 6.5 acres and a barn offers many options as produce/crop farming, pastures or gentleman's estate.

For more information, pictures and forms go to:

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Auctioneers: Harold Martin (717) 738-4228 AA#0019488
Elvin Stoltzfus (610) 333-5447 AA#019514
Christ Taylor (717) 371-1915 AU#005421
Seller: Benjamin & Kristina Railing (717) 682-4331
Attorney: Blakinger Thomas Law Firm (717) 299-1100



