

PUBLIC REAL ESTATE AUCTION

8/10 +/- Acre Country Property
3 BR 2 Bath Dwelling • Pasture • Garden
42' x 40' 2 Story Timber Frame Barn
Fri., Nov.12, @ 3:00 PM

3751 Ridge Rd. Gordonville PA 17529 - Lancaster Co.



Directions: From Route 340 take New Holland Rd. North to left onto Ridge Rd to property on right.

Property Description: 8/10 +/- Acre country property with 2 story 3 BR & 2 bath dwelling. First floor with kitchen and dining room. Living room with hardwood floor and first floor bedroom. Also laundry & full bath. 2nd floor with 2 bedroom with hardwood floors and full bath. Also nursery or 4th bedroom. Maintenance free vinyl exterior. Basement with outside entrance & concrete floor. 7' x 21' covered side porch. Onsite well & septic. Coal hot air heat with like new coal stove. 42' x 40' timber frame 2 story bank barn with 3 box stalls and storage/garage area. 2nd floor has 38' x 29' open area with cathedral ceiling and full bath. Also hay storage area. Both areas with overhead doors. Split rail fenced pasture with inside wire for small animals. **Tax ID# 350-64482-0-0000 - Annual Taxes +/- \$4,251**

Open House Dates: Thur. Oct. 21 from 4:00 PM to 7:00 PM & Sat. Oct. 23 from 1:00 to 4:00 PM

Terms: Down payment of \$ 25,000.00 required day of auction. Settlement on or before Dec 31, 2021 Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated. Annual taxes +/- \$ 4251.00

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 at www.beiler-campbellauctions.com

Auctioneers Notes: Excellent opportunity to purchase an 8/10 Acre country property located in Pequea Valley School District, Leacock Twp. Property has newer barn with fenced pasture for horses and/or pets and macadam driveway. Also, 1,000-gal propane tank. Beautiful southern exposure with Gordonville Valley views. House is in good condition, see seller's disclosure for more details.

For more information, pictures and forms go to:

www.beiler-campbellauctions.com • www.auctionzip.com • www.GoToAuction.com

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AUCTION SERVICES



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