

PUBLIC REAL ESTATE AUCTION

2.3 +/- Acre Country Property

4 BR 2 1/2 Bath Dwelling • Pastures • Garden

2-Story Horse Barn with garage & shop

Wed., Dec. 15, @ 2:00 PM

95 Quarry Rd, Paradise, PA 17562 - Lancaster County



Directions: From Route 30 go South on Belmont Rd. to right onto Quarry Rd to property on right.

Property Description: 2.3 acre country property with beautiful 2758 sq ft, 2 story 4 BR 2 1/2 bath dwelling, (new 2013) with daylight basement. 1st floor has kitchen with cathedral ceiling and walk in pantry. Dining room with post & beam leading to living room complete with large bay window. Sewing room/den with built in book shelves. Double doors to play room. Also spacious mud room with laundry & 1/2 bath. 2nd floor with master bedroom with private balcony and full bath. Additional 3 bedrooms and full bath. Full daylight basement with kitchen and storage & utility rooms. Coal radiant heat & gas water heater. Onsite well & septic. Covered wrap around porch with stamped concrete and timber frame accent. Maintenance free poly decks & balcony. Horse barn with box stalls & 2nd floor storage. Also garage & shop area.

Open House Dates: Saturdays. Nov 13 & 20 and Wednesday. Nov 17. All open houses from 1:00 to 4:00 PM

Terms: Down payment of \$ 50,000.00 required day of auction. Settlement on or before Jan 24, 2022 Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated. Annual taxes +/- \$ 8324.00

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 a 2.3 Acre country property located in Pequea Valley School District, Paradise Twp. being offered by motivated sellers. House & barn both new in 2013. A desirable property with many added features as professionally landscaped with stone retaining walls, timber frame covered wrap around porches with stone & stamped concrete, patios & 2nd floor balcony, children's play/picnic, gardens and pastures.

For more information, pictures & forms go to: www.beiler-campbellauctions.com • www.auctionzip.com • www.GoToAuction.com

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