

PUBLIC REAL ESTATE AUCTION

3-bedroom, 2 bath, House and Barn on 11 acres
Saturday, December 4, 2021 @ 11:00 A.M.

4399 Crossroads Drive, Lewisburg, PA 17837 – Union County



Directions: From West Milton head West on Broad St. Continue on High St. Continue on Crossroads Dr. for approx. 3.2 miles. Property is on the left.

Property Description: 2 Story farmhouse on a spacious 11 +/- acre parcel in desirable Union County. Home has 3 bedrooms, 2 baths, with interior updates including a new kitchen, stone fireplace in the living room, and radiant floor heat in the downstairs bath. Nice deck in the back. Property has a large yard, former dairy barn, grain bin, and silo. A nice mix of wooded, fenced pasture and tillable. Property has public water and sewer. House is in the flood zone. Current owner pays \$500/year for insurance.

Open House Dates: Saturday, November 6, 10:00 am – 12:00 pm & Tuesday, November 9, 3:00 – 5:00 pm. For more details or a private showing call Matt at 570-412-0304.

Terms: Settlement within 60 days of the day of auction. \$20,000 down on the day of the auction. 2% transfer tax to be paid by the buyer. Real Estate taxes to be prorated from settlement day.

Annual Property Taxes: \$3393

Attention Realtors: 1% Broker Participation offered to Agents who preregister their buyers & who becomes the successful bidder on the day of the auction. Preregistration forms and photos are available online. Must register 48 hours prior to date of auction.

For additional pictures go to www.beiler-campbellauctions.com, www.GoToAuction.com or www.auctionzip.com

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Auctioneers:

Jake Yoder: 717-513-5386 AU005851

Matthew Bergey: 570-412-0304 AA019473

Seller: Nathan A. Moyer

Attorney: Brian Kerstetter

