

PUBLIC REAL ESTATE AUCTION

**** Short Notice ** Online Only ****

4 BR 2 1/2 Bath Dwelling • Garden / Pasture Area

2-Story Barn with Shop • Garage

Bidding Starts: Wednesday, November 9th, 2021

End Date: Tuesday, December 1, 2021 @7:00 PM

Bid Online at www.beiler-campbellauctions.com

2251 New Holland Pike, Lancaster, PA 17601 - Lancaster County



Directions: From Leola Route 23 West to property on right.

Property Description: .65 +/- acre property with remodeled 2,758 sq ft, 2 story 4 bedroom 2 1/2 bath with possible 5th bedroom in basement. 1st floor with eat in kitchen and large family room. Also dining room & 1/2 bath. 2nd floor with master bedroom & bath and 3 additional bedrooms & full bath. Walk up steps to attic. Property has public water, onsite sewer and central air. Gas furnace with hot water heat. 2-story 24' x 40' chicken house in need of repair w/ separate 16' x 24' woodshop. Also 18' x 20' brick garage and paved driveway.

Open House Dates: Thursday Nov 18, 4-7 PM and Saturday Nov 27, 1-4PM

Terms: Down payment of \$ 20,000.00 required 24 hours after close of auction. Settlement on or before Jan 31, 2022 Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated. Annual taxes +/- \$ 5257.00

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: Bid Online at beiler-campbellauctions.com for this Foursquare Craftsman Style brick home located in Upper Leacock Twp and Conestoga Valley School District offered by motivated sellers. Be sure to check out this well maintained property bordering farmland that has many extras as decks, patio, fire pit and mature shade.

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

BEILER-CAMPBELL
AUCTION SERVICES



AY# 002026

www.beiler-campbellauctions.com • 888-209-6160

Auctioneers:

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Sellers: Melvin & Sadie Stoltzfus (717) 687-5652

Attorney: Seth Hiller (717) 299-1100



