

# PUBLIC REAL ESTATE AUCTION

6.7+/- Acre Country Farmette  
3 BR 2 Bath Ranch Style Dwelling  
30' x 46' Frame 2-Story Barn/Garage  
Fenced Pastures • Raised Bed Gardens  
**Saturday, April 16, 2022 @ 11:00 AM**

**1690 Kramer Mill Rd, Denver, PA 17517 - Lancaster County**



**Directions:** From Reamstown take Reamstown Rd North to right onto Kramer Mill Rd to property on left.

**Property Description:** 6.7 +/- acre property with 3 bedroom 2 full bath rancher. House has eat in kitchen with double door pantry and adjoining family room with bay window and brick hearth. Living room and 3 bedrooms with carpets & closets. Full basement with laundry, full bath & outside entrance with concrete steps. Electric baseboard heat. On site well and septic. House has patio and covered front porch. Also new doors and windows. 2 story barn is 30' x 46' with box stalls and covered forbay. Also 22' wide garage area. 2nd floor with hay & feed storage and 7' x 12' insulated & finished room/man cave. Property has approximately 5 acres tillable with about 2 acres in pasture with 7 strand high tensile fence and about 3 acres in crop farming. Property is enrolled in Clean & Green with yearly renewal.

**Open House Dates:** Sat. March 26 & April 2 from 1 - 4:00 PM And Thur. March 24 from 5 - 7 PM

**Terms:** Down payment of \$ 30,000.00 required day of auction. Settlement on or before June 14, 2022 Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated. Annual taxes +/- \$ 3415.00

**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](http://www.beiler-campbellauctions.com)

**Auctioneers Notes:** This must-see country property has so much to offer with ranch style house in move in condition and like new barn being offered by motivated sellers. Property has approximately 5 acres tillable with 2 acres currently in pasture. Very desirable location with macadam driveway, mature shade trees, raised gardens, dog kennels & more. Buyer has first opportunity to purchase 30' x 200' cold frame greenhouse.

For more pictures go to: [www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) • [www.auctionzip.com](http://www.auctionzip.com) • [www.GoToAuction.com](http://www.GoToAuction.com)

**BEILER-CAMPBELL**  
AUCTION SERVICES



AY# 002026

[www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) • 888-209-6160

**Auctioneers:**

**Harold Martin (717) 738-4228 AA#019488**

**Christ Taylor: (717)-371-1915 AU# 005421**

**Sellers: Wendall & Esther Mae Weaver (717)-336-7895**

**Attorney: Kling & Deibler (717)-354-7700**





