

Public Real Estate Auction

8.8 +/- Acre Country Property w/ Woods & Stream Adjacent to Octoraro Lake/Chester Water Authority

2 BR 1 Bath Ranch Style Dwelling • 26' x 28' Garage
40' x 60' Mushroom House w/ Equipment Shed
4-Wheeler • Ford 9N Tractor • Lawn & Garden • Tools
Knives • Toys • Households • Collectibles
Sat. June 4, @ 8:30 AM • Real Estate @ 12:00 Noon

751 Spruce Grove Rd. Oxford, PA 19363 - Lancaster Co.



Directions: From Oxford Route 472 North to left onto Spruce Grove Rd to property on left.

Property Description: 8.8 +/- acre country property with 2-bedroom 1 bath ranch style dwelling within walking distant to Octoraro Lake. House has kitchen w/ island & beamed ceiling. Also dining room with carpet & 11' x 20' living room with hardwood floor & bay window. 2 bedrooms w/ carpet and full bath. House has central air & oil furnace w/ hot water baseboard heat. House has 12' x 24' covered patio. Property also has 26' x 28' oversized 2-car detached garage. Also 40' x 60' mushroom house w/ packing room & 20' wide attached equipment shed.

Open House Dates: Sat. April 23 & May 7 from 1 - 4:00 PM And Thur. May 5 from 5 - 7 PM

Terms: Down payment of \$ 30,000.00 required day of auction. Settlement on or before August 5, 2022, Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated. Annual taxes +/- \$ 4192.00

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: This 8.8-acre Little Britain Twp country property in Solanco School District is ideally located within walking distant to the Octorara Lake. This partially wooded property offers a very private setting complete with small stream. Property offers lots of potential with the oversized garage & mushroom house.

Farm, Tools, Lawn & Garden: Arctic Cat 500 4-wheeler w/ snow plow 1215 miles (**very nice**); John Deere X540 lawn tractor w/ power steering, power lift & 50" deck only 860 hours (**very nice**); John Deere 7P lawn cart; '47 Ford 9N tractor rebuilt engine; 1-bottom plow; sickle bar mower; Massey Ferguson 202 tractor w/ loader & concrete weight; 8' disk; potato plow; Stihl 210C chain saw; Stihl HS45 hedge trimmer; Stihl FS100RX & FS55R string trimmers; Stihl 85 blower; Coleman 2250 generator w/ 5HP Tecumseh; Honda 3000 PSI pressure washer; Toro GTS 6HP lawn mower w/ bagger; trailer sprayer w/ 12V pump; Bolens edger; 16' alum ext & other ladders; 6' wooden picnic table; Craftsman, Dewalt & other power tools as table saw, scroll saw, air compressors, impact wrench, drill press, battery chargers, grinders, cir. saws & shop vacs; torch kit; hand tools as jacks, shovels, rakes, ax, forks, brooms, pruners, wrenches, ratchets, sockets, clamps pipe cutter & more; gas cans; luggage rack; trap thrower; cords & hoses; metal & wooden wheelbarrows & wagons; organizers; chains;

Toys & Collectibles: 30+ hunting & folding knives including Buck, Remington, Winchester, PGC, Barlow & Case; turkey calls; PGC patches; 40+ Winross trucks including The Story of Ford Trucks, Hershey's, Coleman's, Dutch Gold, Gorton's & more; other misc new toys & cars; old metal tins as Herr's, Charles Chips, Groff's, Baker's, Penn State, Hershey's and more; vintage agate bowls, tins & kitchen utensils; misc. figurines; approx. (20) Hess & (26) mini Hess trucks; misc vintage Nylint & Strutco & toys; Dietz lanterns; Cast iron frying pans, skillet, dutch oven, bell, kettle & sausage stuffer; meat saws; old door hinges; 2 gal & few other crocks; wooden trays, boxes & grates; milk can & porch milk crate; egg baskets; old scale & weights; wooden wagon wheel; deer, turkey & other mounts; glass bottles, jars & insulators; old phone; oil lamps;

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AUCTION SERVICES



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

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

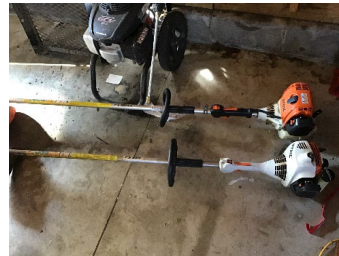
Sellers: Paul A. Payne Estate - Mike 717-405-8091

Attorney: Jeff Gonick 717-656-7879





Furniture, Households & Misc; nice 4 corner post bedroom set; single bed & other bedroom furniture; cedar chest; Gun cabinet for 12 gun; Pro-Form 535 treadmill; Frigidaire chest freezer; hall table; corner & other cabinets; recliners; sofa; wooden bench; swivel bar chairs; file cabinet; plants & stands; electric heater; propane grill; luggage sets; Pyrex bowl set & other misc. vases, mugs, bottles, cups, plates, trays & other china & glassware including some depression & carnival; kettles & roasters; banjo; Christmas & other decor; toys, books & games; racks, shelving & organizers;



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

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