

Public Real Estate Auction

2 Story 2 Bedroom 2 Bath Brick Dwelling

2 Car garage W/ Workshop Area

Scenic Susquehanna River Views

Thursday Sept. 22, 2022 @ 6:00 PM

93 Observation Site Rd. Conestoga, PA 17516 - Lancaster Co.



Directions: From Main Street Conestoga, Right onto River Rd to Left onto Observation Site Rd to property on right.

Property Description: 8/10-acre secluded country property with 2920 Sq. Ft. 2 story 2 bedroom & 2 bath brick house. 1st floor has kitchen with oak cabinets, wall oven & dining area. Also, large 18' x 22' family/great room with cathedral ceiling, bedroom and full bath. 2nd floor with 1 bedroom & 1 full bath. First & second floors with all new hardwood flooring throughout. Basement w/ 2-car 20' x 22' garage and 18' x 19' workshop area. Also 12' x 26' finished area. House has lower-level laundry, oil furnace with (2) 275 gal tanks, baseboard heat & central vac., Also 20' x 22' deck, and 6' x 23' covered porch. Property has well and onsite septic.

Open House Dates: Saturdays Aug. 13 & 20 from 1-4 PM And Thur. Aug. 11 & 18 from 4-7 PM

Terms: Down payment of \$ 25,000.00 required day of auction. Settlement on or before Nov. 4, 2022, Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated. Annual taxes +/- \$ 5221.00

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: A secluded & private Manor Twp., Penn Manor School District property within walking distant to Susquehanna River and surrounded by Lancaster Co. Conservancy. Be sure to check out this 8/10 acre partially wooded location with a nice brick house, mature trees, paved driveway, and beautiful river views. Very unique property!

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

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AUCTION SERVICES



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