



# Public Auction

12.3 +/- Acres - Industrial Zoned

30' x 48' Shop & 40' x 60' Pole Building

2 1/2 Story 4 BR, 2 Bath Dwelling W/ 2 Car Garage

Chevy Truck • Tractors • Tools • Guns • Furniture

Thursday Oct. 6, 2022 @ 3:00 PM - Real Estate @ 6:00 PM

3350 & 3354 Lititz Pike, Lititz, PA 17543 – Lancaster County



**Directions:** From Lititz Route 501 South to property on right.

**Property Description:** 12.3 +/- acres Zoned I-1 Industrial with 4-bedroom 2 bath dwelling, shop building & pole barn. 2 1/2 story house w/ approx. 2244 finished sq ft has kitchen w/ breakfast nook, dining room w/ hardwood floor & brick fireplace. Also living room w/ carpet & enclosed sun porch. Full bath and laundry. 2nd floor with 4 bedrooms & full bath. House has attic storage, basement w/ concrete floor and attached 2 car garage. Property has 30' x 48' insulated Morton building with in-floor heat & 14' ceilings. Also (2) mezzanines w/ lots of storage space. Also 40' x 60' pole building w/ sliding door. Well & on-site septic

**Open House Dates:** Saturdays Aug. 27 & Sept. 10 from 1-4 PM And Thursdays. Aug. 25 & Sept. 8 from 5-7:00 PM

**Terms:** Down payment of \$ 75,000.00 required day of auction. Settlement on or before Nov 30, 2022, Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated. Annual taxes +/- \$ 6863.00

**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)

**Tractors, Truck, Trailer & Farm Related:** '14 Appalachian 20FT 16,000 LBS trailer with level deck & ramps; Chevy Silverado 2004 pickup 85K miles, 4WD, auto; Oliver 1550 tractor, restored, new rubber, hydro power drive; John Deere M original; John Deere 455 lawn tractor w/ 60" deck & hydro drive; Ford GT85 lawn tractor 1353 hours; Jacobsen w/ Kohler engine, no deck, hydrostatic drive; 2-bottom Oliver plow, McCormick 1-bottom plow; 200 amp battery charger; Lincoln 225 stick welder; Craftsman 160 PSI vertical air compressor; Makita MAC700 air compressor; Stihl FS 40C string trimmer; Hardi back pack sprayer; 100 gal stock tank; step & ext. ladders; push mower; Lots hand tools like jacks, ramps, shovels, rakes, forks, digging irons, brooms, pruners, saws, grease guns, sockets, wrenches & more; Black & Decker metal cut off saw; bench grinder; lights, gas cans, cords, hoses & reels;

**Guns:** Remington 700 .270 Win. w/ Weaver scope; Marlin 881 .22 cal w/ Simmons Blazer scope; Lefever Nitro Special 16 GA double barrel; Iver Johnson 12 GA single shot; Winchester 69A .22 cal bolt action no clip.

**Antiques, Furniture & Misc:** large heart shaped stone; stone mile marker; Misc. vintage & antique furniture as Napanee Dutch Kitchen Cabinet, large hutch, treadle sewing machine in cabinet, trunks, chests, bench, dressers, mirrors, claw foot piano stool; ext tables & chairs; butcher block top; piano; roll top desk; (2) single & (1) queen bed; live edge stand; entertainment center; Maytag washer & dryer; Amana upright freezer; Whirlpool Refrigerator; Ford pedal tractor; wooden rollers; pair wooden car wheels; wheel cultivator; vintage child's chair; numerous wooden baskets, crates, boxes & barrels; blue & other glass bottles; cast iron bell; egg baskets & chicken crates; lighting rods; metal tubs, buckets & tins; ice tongues; wooden pulley, copper duster; crock; cloth sugar, flour & feed bags; misc housewares as lamps, some Princess House, decor, games, pots & pans; misc books & magazines; old buttons; old toys; Lionell train set; bikes & trikes;

**Auctioneers Notes:** Very rare 12.3 Acres I-1 Industrial zoned land along Lititz Pike in Manheim Township. This property offers lots of potential for businesses or a super produce location. Property in 2 tracts being sold in its entirety.

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

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