

# PUBLIC REAL ESTATE AUCTION

## Octorara Lake Area

### 8.1 +/- Acre Country Property w/ Woods & Stream

3 BR 2 1/2 Bath Ranch Style Dwelling • 2-Car Garage

44 Guns • Tools • Furniture • Households

Sat. Dec 3, 2022 @ 8:30 AM • Real Estate @ 12:00 Noon

1201 Spruce Grove Road, Oxford, PA 19363



**Directions:** Route 472 onto Spruce Grove Road, to property on left.

**Property Description:** 8.1 +/- acre country property with 3 bedroom 2 1/2 bath ranch style dwelling within walking distant to Octorara Lake. House has kitchen w/ island & dining room, 14' x 22' living room with bay window, master bedroom & bath and 2 additional bedrooms, full bath & laundry, full basement with 24' x 25' finished man cave/rec room with serving bar, wood stove & 1/2 bath. Also, features large workshop area and 2-car garage. House has oil fired hot air furnace & central air. Property has well and onsite septic, 12' x 12' screened gazebo & (2) stor. sheds.

**44 Guns;** Remingtons mod. 721 30-06 w/ Bushnell scope; Rem. mag. Express 12GA slug gun w/ K3 Weaver scope; mod. 31 12GA pump; Sportsman 12GA semi-auto; mod. 12 .22 cal; Stevens/Savage 311E 16GA double barrel; Savage mod. 24V-A .222 cal. over 20GA; mod. 24V series D .222 cal. over 20GA; mod. 99 .300 cal. w/ Bushnell scope; mod. 110 .243 w/ scope; mod. 24D .22 over 20GA; Winchester mod. 98 bolt action w/ scope; Kings Improvement mod. 1879; mod. 67 .22 cal; mod. 97 12GA; mod. 67A .22 single shot; mod 190 .22 semi-auto w/ scope; Mossberg 12GA pump; mod. 395KA 12GA select choke; Sturm Ruger 12GA over/under; J C Higgins mod. 583.23 12GA bolt action; mod. 1017 16GA double barrel; (2) brand new Traditions Thunderbolt .50 cal. in-line muzzleloaders; Springfield-J Stevens Arms 20GA double barrel; Browning mod. 81 BLR .308 cal. lever action w/ scope; Marlin Original Golden 39AS .22 cal lever action; Marlin-Glenfield mod. 60 .22 semi-auto; Armsport 10GA double barrel; Sears Roebuck 20GA single shot; Hercules Montgomery Ward 410 single shot; Montgomery Ward Western Field New Model 12GA double Barrel; Riverside Arms 16GA single shot; Smith & Wesson mod. 916T pump shotgun; Long Tom 16GA single shot; Flusstahl Krupp Essan 16GA over 7.8MM; Glenfield mod. 75C .22 cal w/ scope; K-mart Corp 410 double barrel; Excelsior 12GA single shot; Danzig 1910 bolt action & German made break action rifle both unknown cal; (2) Unknown make 16GA double barrel; Unknown make 20GA & 410 double barrel.

**Open House Dates:** Thursdays Oct 27 & Nov 10 from 4-6 PM And Saturdays Oct 29 & Nov 12 from 1-4:00 PM

**Terms:** Down payment of \$ 40,000.00 required day of auction. Settlement on or before Jan. 31, 2023, Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated. Annual taxes +/- \$ 4609.00

**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:** An 8.1-acre Little Britain Twp. country property in Solanco School District that's ideally located within walking distant to the Octorara Lake. This partially wooded property with a beautiful view has a great setting complete with small stream and large yard/pasture area. Property offers a lot of potential as gentleman's estate or small farm for crops, produce, etc. Zoned R-1 Residential. Check with Little Britain Township for permitted uses. Lots of items. Still unpacking. Gun, toy & knives lists online at [www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com)

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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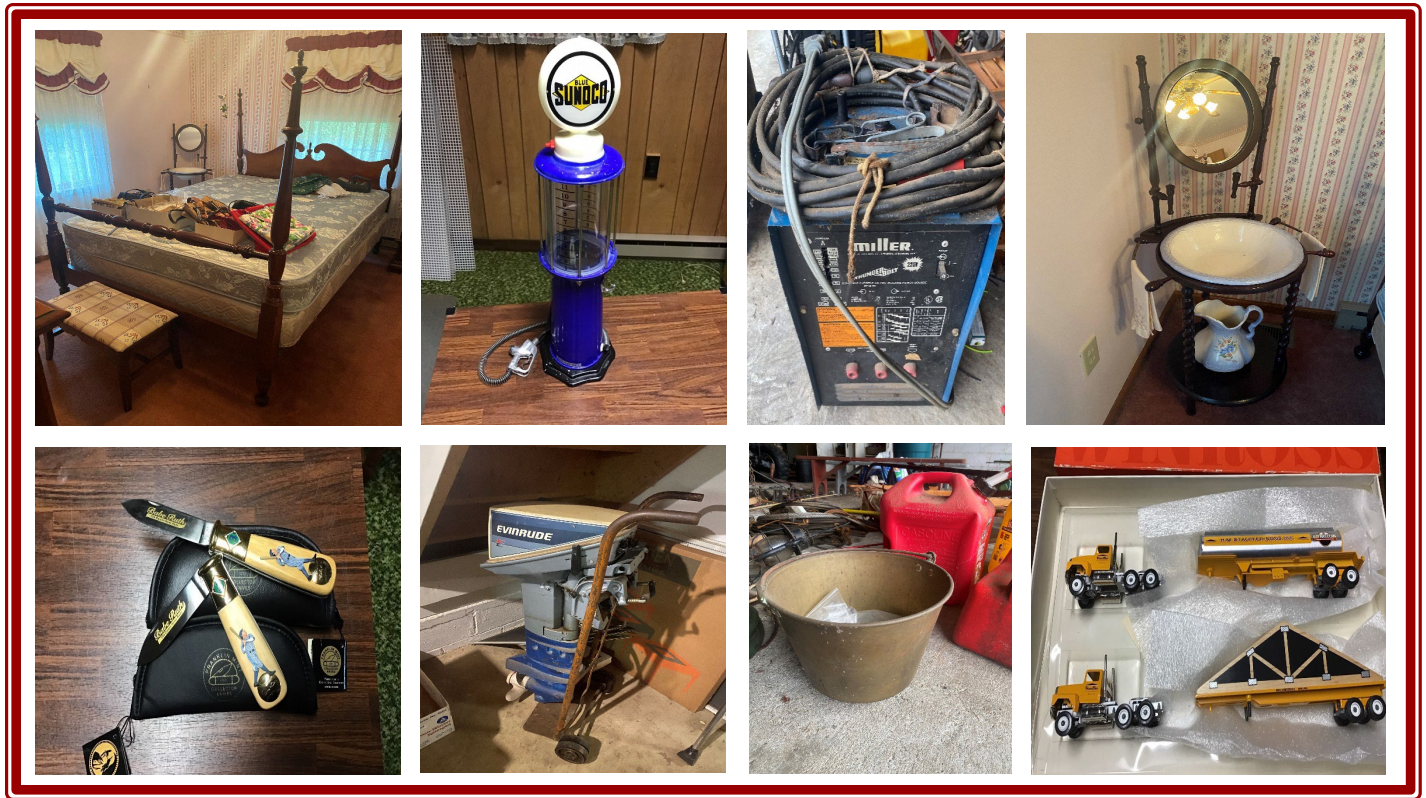
**Auctioneer:** Christ Taylor 717-371-1915 AU# 005421  
Harold Martin 717-738-4228 AA# 019488

**Sellers:** William & Christine Hickey Estate  
Bill Hickey 484-368-7037

**Attorney:** Sam Goodley 610-998-1000







**Collectibles, Knives & Toys;** (11) Franklin Mint folding knives including Buffalo Nickel, Colt 1911, Colt 1877, Babe Ruth, Dick Tracy & more; (2) hunting knives; (22) Winross trucks including 96 Presidential Campaign double set, HM Stauffer double set, PA Fish & Boat & Games Commissions, Herr's Snack Foods, Famous Model T and others; (22) Hess & Sunoco trucks; misc coin banks and other toys; Griswold #8 dutch oven; CI meat grinder, cherry pitter; & corn sheller; small copper kettle; milk can; ice tongue; wood planes; meat saws; balance scale; ammo boxes; braces & bits; antique newspaper roller; cobbler parts; JC Higgins bike; antique cash register; vintage slot machine; wagon wheel; metal tubs

**Shop Tools, & misc;** Miller stick welder; Craftsman 2HP air compressor; Craftsman 5 speed drill press; Craftsman 10" table saw; Grizzly bandsaw; Trademans 4' x 6" bandsaw; older torch set; shop vac; floor jacks; step ladders; power tools as 14" abrasive cut off saw, 1/2" impact, new car polisher, new router, grinder, belt sander, drills, recip & cir. saws, mini air compressor; hand tools as shovels, rakes, brooms, forks, axes, saws, pruners, machetes, pipe cutter, adj., pipe and other wrenches & sockets, pipe vises, threaders, hammers, screwdrivers, grease guns, clamps, levels, hoses & cords; chains & binders; chain hoist; gas & oil cans; foot traps; lots ropes & pulleys; cabinets, shelves & organizers; bolts & other fasteners; trimmers & blowers; misc fishing items; Ervinrude & Chief boat motors;

**Furniture & Households;** nice 4 poster bedroom set (2) Brass frame beds w/ box springs & mattresses; several dressers & night stands; wash stand; slant top desk w/ top; electric fireplace; (2) table & chair sets; (4) bar stools & office chairs; cane seat rocker; reclining love seat; electric lift chair; side by side refrigerator; glass front cabinet; tread mill; lamps; coffee makers & toaster; fans & heaters; ice chests; mixer; fish plates & other misc decor; nut cracker; pitcher & bowl set & lots other misc china, dishes, glassware, stemware, pots, pans & other kitchen items; beer signs; bedding & linens;

**Auctioneers Notes:** Lots of items. Still unpacking. Guns, toys & knives sell at 12:30 PM, lists available online at [www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com).

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