

Public Real Estate Auction

7 +/- Acres Kirkwood Area Farm

* Certified Organic *

4 Bedroom 1 Bath Ranch Home

28' x 34' 2-Story Barn • 30' x 156' Greenhouse

Wednesday October 26, @ 2:00 PM

459 Liberty Lane Kirkwood PA 17536 - Lancaster Co.



Directions: From Kirkwood, Route 472 South to right onto Spruce Grove Rd., right onto Liberty Lane to property on right.

Property Description: Country farm with 4 Bedroom Ranch style home, 2-story barn & 156' greenhouse. House has kitchen w/ dining area and family room with patio door to deck. Also 11' x 18' living room with bay window. House has 15' x 17' master bedroom with walk in closet, 3 additional bedrooms & 1 full bath. Also mud room with laundry area. Basement with outside access has wood stove for hot air heat and propane water heater. Property has 2-story barn 28' x 34' built in 2015 complete with box stalls, shop area and 2nd floor storage. Also 30' x 156' greenhouse with ridge vent and a 12' x 32' metal sided produce packing shed. Property has well and onsite septic and is offered with 1000 gal propane tank, 500 gal air tank, roof top mounted solar panels & irrigation line with valves.

Open House Dates: Saturdays Oct. 1 & 8 from 1-4:00 PM And Thur. Oct. 6 from 4 - 6:00 PM

Terms: Down payment of \$ 40,000.00 required day of auction. Settlement on or before Dec. 20, 2022, Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated. Annual taxes +/- \$ 4421.00

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 rural 7-acre certified organic southern Lancaster Co farmette in Colerain Twp & Solanco School District. Excellent produce/small farm location selling with 156' greenhouse, horse barn and other outbuildings.

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

BEILER-CAMPBELL
AUCTION SERVICES



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