

# PUBLIC REAL ESTATE AUCTION

## Ranch Home, 2 Bed, 1 Bath

Monday, October 24, 2022 @ 5:00 PM

653 Narvon Road, Gap, PA 17527



**Directions:** From White Horse take Meetinghouse Road North to Seldomridge Road, turn right, go to Meetinghouse Road, turn left, go to Meadville Road, and turn right, go to Narvon Road, turn left, go ¼ mile to property on the right.

### Property Description:

2 Bedroom, 1 Bath Rancher, remodeled in 2013, new custom white glaze kitchen, dining room, living room, sewing room, vinyl & wood flooring, office/man cave, full basement (waterproof) with footer drains, large open backyard, back porch & wooden deck. A beautiful concrete retaining wall. 2-Story wood frame bank barn (36x46) w/6' overhang on the front of the barn, 12" block wall with filled core, board & batten exterior. Lower level has 2 horse stalls and carriage /shop area. Upper level has (2) loft areas with attic trusses, and an office area. Behind the barn is a fenced horse area/pasture. The home also has an infiltration bed for a stormwater system, in ground septic and a 48-volt solar panel system installed in 2018, that includes 9 panels and (2) new 200-amp hour batteries (lithium).

### Auctioneer Notes:

This nice country property located in the beautiful Welsh mountains is rare and hard to find. A quiet neighborhood and comes with an amazing South-East view. This is a very desirable property.

- Lancaster County, Salisbury Twp, Pequea Valley School District.
- Annual taxes +/- \$3,136 (2022)
- 1 Acre

### Open House Dates

Thurs. Sept. 29, 2022 (4PM – 7 PM) | Sat. Oct. 1, 2022 (1-4 PM)

**Terms:** Down payment of \$ 25,000.00 required day of auction. Settlement on or before December 16, 2022, Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated

**Attention Realtors:** 1% Broker Participation offered to registered Realtors. Broker participation terms and forms are available at [www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com)

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### Auctioneers:

Elvin Stoltzfus (717)-863-8740 AA# 019514

J. Meryl Stoltzfus (717) 629-6036 AU# 005403

**Seller:** Daniel and Leah Fisher 717-768-0124

**Attorney:** Kling, Deibler and Glick 717-354-7700





