

PUBLIC REAL ESTATE AUCTION

10.2+/- Acres Oxford Property

2 Story Cape Cod • 4 Bedroom • 2 Bath

2 Story Barn • Chicken House • Multiple Outbuildings

Friday December 9, 2022 @ 4:00 PM

350 Calvary Road, Oxford, PA 19363



Directions: Route 472 to West on Bethel Rd., straight onto Calvary Road, to property on left.

Property Description: 10.2+/- acres secluded property, 2 story house, full walkout basement with wrap around deck on 1st level. 4 Bedrooms, 2 Full Baths, stone fireplace in the living room, balcony off 2nd floor bedroom. Large 2 story barn, with level driveway to the second floor. Second floor built with extra heavy floor, (could handle some forklift activity). Multiple horse stalls, large dog kennel, and multiple outbuildings. 12'x24' insulated & heated office. Also included, power unit and large cooler. 48' x 120' chicken house, and large quail shed for 5000+/- quail. Chicken and quail egg market/agreements available. Call with questions on current business possibilities. Endless opportunities must see to appreciate.

Open House Dates: November 19th, 10AM – 2PM, & December 2nd, 2PM – 5PM.

Terms: Down payment of \$ 75,000.00 required day of auction. Settlement on or before January 31, 2023, Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated. Annual taxes +/- \$6258.00.

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: Endless opportunities with this 10+ acre property. Wooded and Secluded. Good Income producing property. Run your own farm/business. Fenced pastures, bring your family, your animals, and your pets, you will not be disappointed! Property is in Act 319 "Clean & Green", preferential tax assessment.

For more pictures go to: www.beiler-campbellauctions.com • www.auctionzip.com • www.GoToAuction.com

BEILER-CAMPBELL
AUCTION SERVICES



www.beiler-campbellauctions.com • 888-209-6160

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