

# REAL ESTATE AUCTION

## 6 Bed, 1.5 Bath, 2 Story House Large Horse / Cow Barn / Shop on 1.9 Acres

Thurs, April 6, 2023 @ 5PM

5640 Meadville Road, Gap, PA 17527



**Directions:** From Rt. 322 East, turn right on 897, turn right on Meetinghouse Road, turn left on Meadville Road, go to property on right. From Rt. 340 West, turn right on Cambridge Road, turn left on Seldomridge Road, turn right on Meetinghouse Road, turn right on Meadville Road, go to property on the right.

### **Property Description:**

6 beds, 1.5 bath, 2 story home, large eat-in kitchen, reel wash line, covered porch, rear wood deck, rec room area, partial basement. 3,400 sq. ft living space. This White Horse / Gap property is a rare find in a quiet neighborhood. It comes with an amazing view and a South slope. A great setting with easy access to major shopping and social centers

### **Horse / Cattle Barn-2-Story:**

(28x40) Carriage barn /shop (horse stalls with rubber floor mats, 2 cow stanchions with manure gutter, hay storage area, tack area).

### **Amenities:**

200 Amp Electric Service and 5 panel solar system with battery back-up, fenced pasture. 6 run dog kennel, 6x8 chicken coop, 10x16 storage barn, established garden with raspberries, asparagus, large Concord Grape arbor, and 30 fruit trees (apple, apricot, cherry, peach, pear, plum, etc.). On-site well, onsite septic, beautiful sunny open location. Great potential! Low taxes.

- Lancaster County, Salisbury Township, Pequea Valley School District
- Tax parcel # 560-17765-0-0000, Taxes \$4,669 (2022), 1.9 Acre
- Terms: - \$25,000 Security Payment on Auction Day, Settlement on or before May22, 2023. Taxes prorated to date of settlement. Buyer pays 2% PA State transfer tax.

**Open House Dates:** Thursday March 9 @ 4 PM and Saturday March 11 @ 1 PM.

### **Auctioneer Notes:**

Broker Participation offered. See Beiler-Campbell Website for details.

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)

**BEILER-CAMPBELL**  
AUCTION SERVICES



AY# 002026

[www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) • 888-209-6160

### **Auctioneers:**

Elvin Stoltzfus 610-333-5447 AA# 019514

Christ Taylor 717-371-1915 AU# 005421

**Seller:** Paul & Kathryn Newswanger 717.768.7285

**Attorney:** Kling, Deibler, & Glick LLP. 717-354-7700



