

# PUBLIC REAL ESTATE AUCTION

## 43 +/- Acre Farm

### New Horse Barn • New Shop 40' x 80'

### 3 BR 2 Bath Dwelling

### Friday, October 20 @ 5:00 PM

7390 Carlisle Pike, York Springs, PA 17372 - Adams Co.



Directions: From York Springs or Route 15, take Carlisle Pike South for 2 miles to property on right.

**Property Description:** 43.13 +/- Acre farm in Northeastern Adams Co with fenced pastures, woods & tillable acreage. Farm currently used as equestrian & crop farm but offering many possibilities as more crops, produce, other livestock, etc. Property features a brand new 40' x 80' shop with (2) 14' x 14' overhead doors. Shop is insulated and has 16' high ceiling with LED lights and all white painted steel interior. New barn with original post & beam frame has (4) horse stalls, each with individual split pasture doors, tack room and 2nd floor feed storage. (2) wood fenced paddocks with frost free waterers and new run-in shed. Shop & barn exteriors both complete with metal standing seam roofs, Spanish Cedar sides & doors and hand cut sandstone. Also, a 3-bedroom 2 bath dwelling needing updates or remodel with oil fired hot water heat. Property has large stone driveway & parking areas, onsite well and septic. All information is deemed to be accurate, but not guaranteed.

**Open House Dates:** Sat. Sept. 23 & 30 from 1:00 - 4:00 PM & Thur. Sept. 21 & 28 from 5:00 - 7:00 PM

**Terms:** Down payment of \$ 75,000.00 required day of auction. Settlement on or before Dec. 1st, 2023. Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated. Annual taxes +/- \$ 2506.00.

**Attention Realtors:** Broker Participation of 1% offered to Realtors with a preregistered buyer. See website for details!

**Auctioneers Notes:** Be sure to check out this 43.13 +/- acre horse/crop farm being offered by motivated sellers moving out of state. The no expenses spared all new shop and barn with wood fenced pastures reflect true pride of ownership. Approx 10 acres wooded, 4 acres fenced pasture, 27 currently tilled and balance buildings, parking & driveway. Property is zoned ag conservation, not in ag preserve and enrolled in Act 319 Clean & Green.

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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AUCTION SERVICES



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**Auctioneers:**

Christ Taylor (717) 371-1915 AU# 005421

Harold Martin (717) 738-4228 AA# 019488

**Seller:** Cory Huff (717) 634-8694

**Attorney:** Mooney Law, George Swartz II  
(717) 563-7978





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