

# Public Auction

**4/10 +/- Acre Smokestown Area Property  
1-2 Bedroom 1 Bath Dwelling - Needs Work  
12' x 24' Shed • Small Stream  
(Adjoining 2/10 +/- acre lot also available)  
Tuesday, March 26, 2024 @ 6:00 PM**

**699 Smokestown Road, Denver, PA 17517 - Lancaster Co.**



**Directions:** Route 272 North to 897 North to left onto Smokestown Road to property on right.

**Property Description:** .41 +/- acre property with a 907 sq ft dwelling. House has kitchen, dining room & living room with stone fireplace. Also, laundry hook up, 1 bedroom, a full bath and possible 2nd bedroom. House with new metal roof in 2020 but needs additional work including cabinets, flooring, and heating system. Property also has 12' x 24' block & wood shed, well, and onsite septic.

**Open House Dates:** Saturdays March 9th & 16th from 1-3 PM

**Terms:** Down payment of 10% required day of auction. Settlement on or before May 10, 2024, Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated. Annual taxes +/- \$1621.00

**Auctioneers Notes:** Be sure to check out this .41-acre affordable country property in East Cocalico Twp and Cocalico School District, with easy access to Route 272, 222 and Pa Turnpike. The partly wooded property is peaceful and has small stream, but the dwelling needs remodel or replaced. All information is deemed to be accurate, but not guaranteed.

**Adjoining .2 +/- acre vacant lot available to high bidder.  
Call auctioneers Harold Martin 717-738-4228 or Christ Taylor 717-371-1915 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)

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**Auctioneers:**

Harold Martin 717-738-4228 AA# 019488

Christ Taylor 717-371-1915 AU# 005421

Seller: L. Eugene Wenger 717-826-8367

Attorney: Anthony Schimaneck 717-299-5251





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