

# Public Real Estate Auction

180 +/- Acre Berks Co. Woodland

3 Parcels • Perced Sites

Friday, August 2, 2024 @ 6:00 PM

Lancaster Avenue (Route 501), Bethel PA 19507 - Berks Co.



**Directions:** From Bethel Route 501 North 4 miles to properties.

**Parcel # 1:** 40.217 +/- acres woodland. Parcel along West side of Route 501 and has Perc & Probe for standard septic. Also has recorded right of way from Fort Henry Road. Down payment 10%. Annual taxes +/- \$ 525.00

**Parcel # 2:** 23.175 +/- acres woodland. Parcel along East side of Route 501 and has Perc & probe for standard septic. Down payment 10%. Annual taxes +/- \$ 265.00

**Parcel # 3:** 116.982 +/- acres woodland. Parcel is along East side of Route 501 and has 6' wide walking trail easement to 500 steps lookout site. Also borders State Game Land. Down payment 10%. Annual taxes +/- \$ 1340 .00

**Open House Dates:** Saturday June 29th from 10:00 AM to 1:00 PM

**Attention Realtors:** 1% broker participation offered to Realtors with pre-registered buyer. See website for details.

**Terms:** Down payments as listed. Settlement on or before September 26, 2024, Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated.

**Auctioneers Notes:** Rare opportunity to purchase a large parcels recreation/woodland land with potential home sites in Berks Co. Properties are in Bethel Township, Berks Co, and Tulpenhocken School District. All parcels enrolled in Clean & Green. All information is deemed to be accurate but not guaranteed.

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:**

Harold Martin 717-738-4228 AA# 019488

Glenn Horst 717-271-8868 AA# 019298

Christ Taylor 717-371-1915 AU# 005421

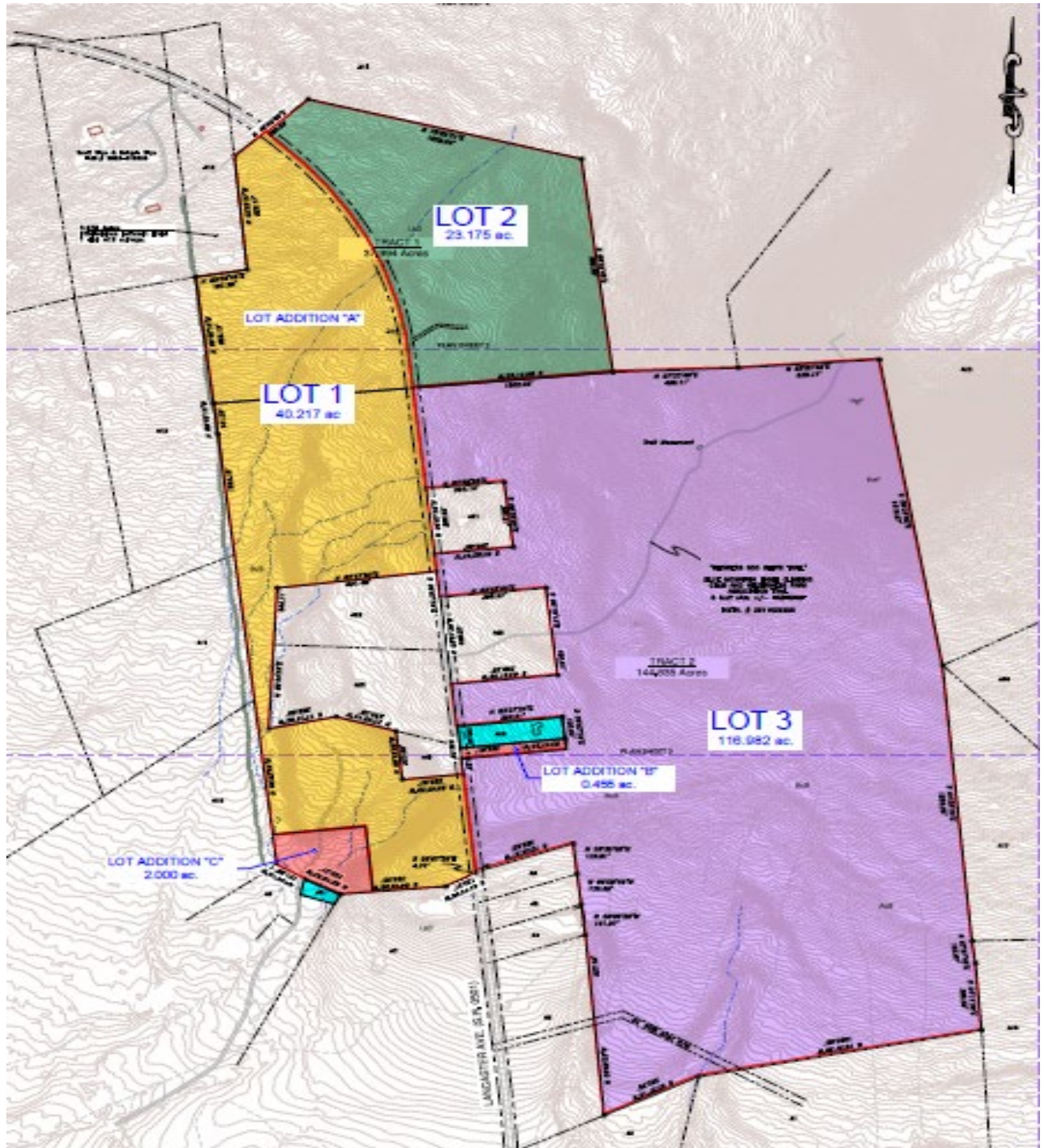
**Sellers:** Lavern Zimmerman 717-821-1150

Lester, Jay & Dennis Zimmerman

**Attorney:** Anthony J Fitzgibbons 717-279-8313







For more information, pictures and forms go to: [www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) or [www.auctionzip.com](http://www.auctionzip.com) or [www.GoToAuction.com](http://www.GoToAuction.com)

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