

PUBLIC REAL ESTATE AUCTION

5 Unit Multi-Unit House

1.2+/- Acre Property • Great Investment Property

Friday, November 15, 2024 @ 2:00 PM

2553 Liberty Grove Road, Colora, MD 21917 – Cecil Co.



Directions: Route 1 turn on to Route 276/Jacob Tome Memorial Hwy Turn Right on Liberty Grove Rd to Property on Right.

Investment Property - Gross income of \$51,000 yearly.

- Fully Tenant occupied units.
- Long term tenants, Tenants Pay Utilities
- Plenty of Off-Street parking.
- Onsite Well & Septic
- Reasonable Taxes \$2905+/-
- Large front yard.
- 16' x 20' Single Bay portable garage.
- 10' x 40' Storage Building
- 9' x 34' Front Porch & 8' x 8' Side Porch
- Vinyl windows, Aluminum Siding, Slate Roof
- Mature Trees & Full Basement
- Above Grd Utilities & Separate Elec Meters

Open House Dates: Saturday Oct. 26, 2024, 10 AM to 12 Noon. For more details or a private showing call Wilmer @ 717-333-4881 or Christ @ 717-371-1915.

Terms: \$35,000 down payment the day of the auction. Settlement on or before December 27, 2024. Transfer taxes to be paid by the buyer. Real Estate taxes to be prorated from day of settlement.

Bridge Loans Available: Call Auctioneer for details.

Attention Realtors: 1% Broker Participation offered to Brokers with a pre-registered buyer. Your buyer must be pre-registered 48 hrs. prior to the auction. **All information is deemed to be accurate but not guaranteed.**

For additional pictures go to www.beiler-campbellauctions.com or www.GoToAuction.com or www.auctionzip.com

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Auctioneers:

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Christ Taylor 717-371-1915 AU# 005421

Seller: Wakefield Holdings

