

103.3 ACRE FARM PUBLIC AUCTION

3 PARCELS TILLABLE FARMLAND

NORTH EAST, MD

Parcel #1 – 71.09 ac., Parcel #2 – 19.78 ac., Parcel #3 – 12.48 ac.



521 ENGLAND CREAMERY RD | North East, MD 21901

Directions: From PA-MD line, Route 272 South 3 miles, to right onto England Creamery Road to auction on right.

PROPERTY FEATURES

- **3 Parcels - 103.3 Total Acres**
 - Parcel 1 – England Creamery Road**
 - 71.09 Acre Farm
 - 4 Bedroom Dwelling w/ Oil Hot Water Heat
 - Bank Barn, Free Stall Barns & Outbuildings
 - Beautiful, Level & Tillable Farmland
 - Small Pond & 3.5 Acres Wooded
 - Former Dairy Setup w/ Great Potential
 - Parcel 2 – Kirks Mill Lane**
 - 19.78 Vacant Mostly Tillable Farmland
 - Farm / Homestead Possibilities
 - Frontage on England Creamery & Kirks Mill Lane
 - House Right Included
 - Parcel 3 – Trinity Church Road**
 - 12.48 Vacant Mostly Tillable Farmland
 - Farm / Homestead Possibilities
 - Frontage on England Creamery & Trinity Church Roads
 - House Right Included

OPEN HOUSE

Thur. Oct. 2, 5-8 PM
Sat. Oct. 4, 10-1 PM
Thur. Oct. 9, 5-8 PM
Sat. Oct. 11, 10-1 PM

**AUCTION
DATE**
Friday,
OCTOBER 31,
2025
@ 11:00 AM

TERMS

Down Payment Parcel 1 - \$ 100,000, Parcel 2 & 3 \$25,000 each. Settlement on or before December 30, 2025. Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated.

Bridge loans available, please contact auctioneer for details. Broker participation offered to Realtors w/ preregistered buyer. See website for details.

All information deemed accurate but not guaranteed.



AUCTIONEER REMARKS Be sure to check this 3 Parcel, 103-acre property being offered in a great farming community. This former dairy farm with some buildings needing updates offers excellent potential in many aspects of farming. The parcels with frontage on 3 roads are desirable as a large farm or smaller farmettes. All parcels are subject to Ag Preservation easements. Each Parcel sold separately. www.beiler-campbellauctions.com or www.auctionzip.com or www.gotoauction.com



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AUCTION SERVICES

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AUCTIONEERS

Christ Taylor
AU# 5421 717-371-1915
Harold Martin
AA# 19488 717-738-4228

SELLERS

England Family
717-381-7366
Attorney
PK Law – Jay Young
443-275-0654

