

1/2 ACRE PROPERTY PUBLIC AUCTION

3 BR HOME | 2-CAR GARAGE | COUNTRY SETTING

LANCASTER COUNTY



9 Buch Mill Road | Lititz, PA 17543

Directions: Lincoln Road to South onto Brubaker Road, go straight onto Buch Mill Road, to property on right.

PROPERTY FEATURES

- .49 +/- Acre Country Property
- 2-Story 1850 Sq Ft Dwelling
- 3 Bedroom 1 1/2 Bath
- Family Room W/ Brick Fireplace, Exposed Beams & Patio Doors
- 2-Car Garage
- Wrap Around Deck
- Spacious Back Yard
- 14' x 20' Insulated & Heated Shed
- Vinyl Privacy Fence & Mature Shade Trees
- Central Air, Well & Onsite Septic
- Ephrata Twp & Ephrata Area School
- Lincoln / Brunnerville / Rothsville Area
- Quiet & Peaceful Setting w/ Farmland Views

OPEN HOUSE

Thur. Sept. 4, 5-7 pm &
Sat. Sept. 6, 1-3 pm &
Sat. Sept. 13, 1-3 pm

TERMS

\$30,000 down payment on the day of the auction. Settlement on or before November 20, 2025. 2% transfer tax to be paid by the buyer. Real estate taxes to be prorated from settlement day. **Annual Taxes +/- \$4,620.00.** Broker Participation offered to Realtors w/ pre-registered buyer. See website for details.

Bridge Loans available, contact the auctioneer for details.

All information is deemed accurate but not guaranteed

AUCTION DATE

Thursday,
SEPT. 25,
2025

@ 6:00 pm

AUCTIONEER REMARKS Be sure to check out this desirable country location with a 3 BR dwelling offered by motivated sellers. House has eat in kitchen, 1st floor laundry, spacious living room w/ exposed beams & brick fireplace. Property has mature shade trees, insulated & heated storage shed & paved driveway. www.beiler-campbellauctions.com or www.auctionzip.com or www.gotoauction.com



BEILER-CAMPBELL
AUCTION SERVICES

beiler-campbellauctions.com • 888-209-6160 AY#002026

AUCTIONEERS

Harold Martin

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SELLERS

Joel & Christine Wise
717-371-7712

ATTORNEY

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