

# 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](http://www.beiler-campbellauctions.com) or [www.auctionzip.com](http://www.auctionzip.com) or [www.gotoauction.com](http://www.gotoauction.com)



**BEILER-CAMPBELL**  
AUCTION SERVICES

[beiler-campbellauctions.com](http://beiler-campbellauctions.com) • 888-209-6160 AY#002026

## AUCTIONEERS

**Harold Martin**

717-738-4228 AA# 19488

**Christ Taylor**

717-371-1915 AU# 5421



## SELLERS

Joel & Christine Wise  
717-371-7712

## ATTORNEY

Glick, Goodley, Deibler  
& Fanning 717-354-7700



