

2.3+/- Ac. Country Property PUBLIC AUCTION

RANCH HOUSE | POLE BARN | DETACHED GARAGE

LANCASTER CO



243 S. Little Britain Rd. | Nottingham, PA 19362

Directions: From Wakefield East on Nottingham Rd./Route 272, approx. 4 miles turn right on Little Britain Road to property on left.

PROPERTY FEATURES

- 2.3 +/- Acre Country Property
- 3 Bedroom 1 Bath Stone Ranch Home
- Newer 40'X60' Pole Barn with Electric & Concrete Floor
- 40'X44' 2 Car Block Garage w/ 2 Over Head Doors
- 12'X 34' Portable Single Car Garage
- Several Mini Shed Structures for Storage
- Mature Trees & Large front & Back Yard
- Stone Driveway to Pole Barn
- Onsite Well & Septic

OPEN HOUSE

Fri.(s) Oct 24th & Nov
7th, 4-6 PM &
Sat.(s) Oct 25th & Nov
8th, 10-12 Noon

**AUCTION
DATE**
Friday,
November 21,
2025
@ 2:00 PM

TERMS

\$30,000 down payment on the day of the auction. Settlement on or before December 31, 2025. 2% transfer tax to be paid by the buyer. Real estate taxes to be prorated from settlement day. **Annual Taxes \$3021.00.**

Bridge loans available, contact auctioneer for details.

All information is deemed accurate but not guaranteed

AUCTIONEER REMARKS *Quiet country setting tucked conveniently in the Southern part of Lancaster County, not far from Route 272. Neat ranch home with valuable Pole Barn and Detached Garage with a large backyard the borders farmland. Don't miss the opportunity to make this property your dream come true.*



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AUCTION SERVICES

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AUCTIONEER

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SELLERS

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