

.3 ACRE PROPERTY PUBLIC AUCTION

3 BEDROOM | 3.5 BATH | 2- CAR GARAGE

LANCASTER CO



3206 Bowman Road | Lancaster, PA 17601

Directions: From Rt 283 to Rt 222 to right onto Harrisburg Pike, to left onto Bowman Road, to auction on left.

PROPERTY FEATURES

- .3 +/- Acre Property
- 2487 Sq Ft Split Level Dwelling
- 3 Bedrooms & 3 1/2 Bath
- In-Law Suite w/ Full Bath
- Hardwood Floors Throughout
- 2 Fireplaces
- Central Air Conditioning
- 2-Car Attached Garage
- 12' x 20' Storage Shed
- Public Water, Sewer & Gas
- East Hempfield Twp & Hempfield School

OPEN HOUSE

Thurs(s), Mar. 26 & Apr. 9
from 5-7 PM &
Sat(s) Mar. 28 & Apr. 11
from 10-12 Noon

AUCTION DATE

Thursday,
APRIL 30,
2026
@ 6:00 PM

TERMS

\$35,000 down payment on the day of the auction. Settlement on or before June 30, 2026. 2% transfer tax to be paid by the buyer. Real estate taxes to be prorated from settlement day.
Annual Taxes \$5176.00+/-.
Bridge loans available and Broker participation available (with pre-registered buyer), please call auctioneer for details.
All information is deemed accurate but not guaranteed.

AUCTIONEER REMARKS *This ideally located Landisville area property with rare farmland views is 1 mile from Penn State Health and less than 1/2 mile from Hempfield School. The split-level dwelling has an in-law suite type addition, 2-car garage and hardwood floors throughout. Motivated sellers are offering this low maintenance brick & vinyl dwelling that has the convenience of public water, sewer & gas.*



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AUCTION SERVICES

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