

Public Real Estate Auction

52 +/- Acres Mount Joy Farm

2 Bedroom 2 Bath Ranch Home

2-Car Attached Garage • 56' x 60' Barn

Friday, December 16, 2022 @ 2:00 PM

2235 Bullmoose Road, Mount Joy, PA 17552 - Lancaster Co.



Directions: From 283 take Route 772 into Mount Joy to right onto Donegal Springs Rd., to right onto Landis Rd., to left onto Bullmoose Rd to auction. Or from Elizabethtown, Rt. 743 South (becomes Maytown Road), to left onto Bullmoose Road to auction.

Property Description: 52 +/- Acre farm with 2-bedroom 2 bath ranch style 1450 sq. ft. brick & vinyl dwelling with full finished basement and attached 2 car garage. House features kitchen with island and breakfast bar, dining room, living room with brick fireplace, and sitting room with patio doors to concrete patio, 2 bedrooms and 2 full baths. Full finished basement with brick fireplace. House has electric heat pump and central air, and central vac. Property has 56' x 60' barn with 2nd floor storage. Also paved driveway, mature trees, well and onsite septic. **Farm is in Clean & Green and preserved with Lancaster County Ag Preservation Board.**

Open House Dates: Saturdays - November 5th, 12th, & 19th from 1-4:00 PM

Terms: Down payment of \$ 100,000.00 required day of auction. Settlement on or before Feb. 15, 2023, Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated. Annual taxes +/- \$ 6331.00

Attention Realtors: 1% Broker Participation being offered to Realtors who preregister with their buyers and who become the successful bidder on day of auction. Must register 48 hours prior to date of auction. pre-registration forms are available at www.beiler-campbellauctions.com

Auctioneers Notes: A rare opportunity to purchase a mostly tillable 52-acre farm in East Donegal Township. Be sure to check out this farm that offers nearly unlimited farming potential with its excellent soils, ideal terrain, and location.

For additional pictures go to www.beiler-campbellauctions.com or www.GoToAuction.com or www.auctionzip.com

BEILER-CAMPBELL
AUCTION SERVICES



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