

# Public Auction

**2.85 +/- Acre Southern Lancaster Co. Farmette**

**3 BR 2 Bath Ranch Dwelling w/ 2-Car Garage**

**2800 Sq Ft Shop / Barn Building**

**Shop Tools & Equipment • Inventory**

**Sat. Oct. 14 @ 9:00 AM • Real Estate @ 11:00AM**

**336 Peters Creek Rd., Peach Bottom, PA 17563 - Lancaster Co.**



**Directions:** From Buck Route 272 S. to right onto Pilgrims Pathway to left onto Peters Creek Road to property on left.

**Property Description:** 2.85 southern Lancaster Co property with ranch style home and large shop / barn building. House has eat in kitchen & dining area with spacious family room. Also living room with stone fireplace. Master bedroom and bath and 2 additional bedrooms and 2nd full bath. House has cathedral ceilings with exposed beams & wood walls. Also, lots of natural light and sliding patio doors leading wrap around porch. Basement has large open room with stone fireplace and 2-car garage. House has LP gas hot water heat. 2800 Sq Ft Shop building has 16' ceilings with office and storage areas, (2) 14' x 14' and (1) 12' x 14' overhead doors and in floor heat. Property has well and onsite septic.

**Truck, Farm & Construction Equipment:** 2013 Dodge Ram 4500 Crew Cab truck w/ 9' Reading enclosed service body 4-WD, rollup door, 128K miles; 1999 F-250 truck w/new aluminum dump bed 7.3 Diesel, new springs, tires, inspection 400K+ miles; 2012 Cam Superline 10K tandem axle 16' steel dump trailer w/front toolbox; 2021 landscape trailer w/ramp 2000lbs; John Deere 455E crawler loader 250 hours on new under carriage 6875 hours; Cat 303CR excavator w/ blade & 24" bucket aux. hyd, thumb, rubber tracks, 3700 hours; John Deere 50C excavator w/ blade & thumb, rubber tracks, open cab; 9283 hours; Bobcat CT335 tractor 4-WD w/ Bobcat 8TL loader 1068 hours (nice); Boxer 532DX mini skid loader aux. hyd. 1347 hours; mini skid loader bucket & forks; McMillan X1500 power auger mini attachment; 18" & 24" auger bits; SL Q-tach loader forks; AC 200 tractor 2-WD 540 & 1000 shaft shows 2502 hours, on steel belting wheels; Case 480F Construction King loader (no backhoe) heavy rear weight; Genie-Lift Z30-3447 battery lift 30'; 24" trackhoe bucket; New FPT Iveco F5AE9454F engine; New Kawasaki FR730V engine w/ shipping damage; Cat 3204 reman kit; Cummins air compressor; Cat 3126 valve train spring kit;

**Parts/Repair Equipment, Engines & Parts:** Ford A64 wheel loader (not running); Cat D4C dozer w/ blade 50% under carriage (no engine) Cat 3204 engine w/ rebuild kit; Farmall 460 tractor (no engine); New engine fits Farmall 460; Series 60 Detroit radiator & fan; 400 KW Katolight & Onan generators; Kohler Fast Response II 3 phase 80 KW generator; Lima Mac 25 KW generator (need rewound); Rebuildable/part engine cores like Lister Petter TR3, Kubota V3307, 6.7 Cummins tier 3 HPCR, JD 4045, Yanmar, Wisconsin & more; Hobart welder;

**Misc:** New hot water pressure washer w/water tank, 13HP engine 4000psi; Hartridge fuel injection test bench up to V8; Bacharach fuel injection test bench for Cummins w/ calibration scale; '06 Triumph 170SC boat w/Suzuki 70 HP O/B motor & '06 EZ Loader trailer; New 120 Gal propane tank w/ paperwork; Cornwell 250MGS mig welder w/ spool gun; weld station w/ swing boom; Craftsman toolbox; pressure washer; Ingersoll compressor w/ Honda engine; engine hoist; retractable air hose reel; (3) 275 gal. totes w/ drain oil; (50) wooden crane mats; misc steel tubes & flats; skid 12.7 liter Detroit radiators; skid Kubota parts; several skids misc engine parts; misc newpulleys up to 6 groove; Series 50 & 60 Detroit, 8.3 cummins & other engine mount brackets; misc intake canisters & brackets; misc tanks, seals, shocks, calipers, gauges, cables, wires, mufflers, tools & clamps; new Swisher hitch parts; (2) shop desks; glass front cabinet;

**New Toys:** Ertl Prestige 1/50 JD 850K dozer & JD 948L-II 1/50 grapple skidder; Ertl 1/50 Case CX210D Excavator, Case 580 Super NWT backhoe & Deere 35G excavator; Big Roads 1/32 Freightliner log truck & trailer.

**Open House Dates:** Saturdays Sept. 16th & 23rd from 1-4 PM and Thur. Sept. 14 & 21st from 5-7 PM

**Terms:** Down payment of \$ 35,000.00 required day of auction. Settlement on or before November 30, 2023, Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated. Annual taxes +/- \$ 4907.00

**Attention Realtors:** 1% broker participation offered to Realtors with pre-registered buyer. See website for details.

**Auctioneers Notes:** This 2.85-acre farmette with 3-bedroom house that's wired for electric, shop building and pasture area offers lots of potential. Property is in Fulton Township and Solanco School District. Owners have purchased another property and are serious to sell. Watch for future ads with shop equipment, tools & inventory.

For more pictures go to: [www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) • [www.auctionzip.com](http://www.auctionzip.com) • [www.GoToAuction.com](http://www.GoToAuction.com)

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