

Public Real Estate Auction

4/10 +/- Acre • Willow Street Area
4 BR 1 1/2 Story Dwelling • 30' x 46' Garage
23' Fleetwood Wilderness Camper
Thursday, August 22 @ 6:00 PM

279 Peach Bottom Road, Willow Street, PA 17584 - Lancaster Co.



Directions: From Route 222, West on Penn Grant Rd to right onto Peach Bottom Rd. to property on right.

Property Description: 4/10 +/- acre Willow Street property with 1585 sq ft 4-bedroom 1 bath 1 1/2 story dwelling. House first floor has kitchen, dining room, living room with brick fireplace, 2 bedrooms & full bath. 2nd floor has 2 additional bedrooms with possible smaller 5th bedroom and walk in cedar closet. Full basement with laundry, storage & work areas and outside entrance. House has hot air heat with both coal & oil furnaces. Property also has large 3 car garage 30' x 46', mature trees and is served with public water & sewer.

Open House Dates: Saturdays, July 27 & Aug 3 from 1-4 PM & Thursdays, July 25 & Aug 1 from 5-7 PM

Terms: Down payment of \$25,000.00 required day of auction. Settlement on or before September 30, 2024, Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated. Annual taxes +/- \$ 4398.00.

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

Auctioneers Notes: Be sure to check out this 4/10th acre Willow Street location in Lampeter-Strasburg School District and West Lampeter Township. The property features a brick 4 Bedroom dwelling, large 3-car garage, paved driveway, brick walks & covered porch. **Bridge loans available** - Call auctioneers for details. 23' Fleetwood Wilderness camper sells directly after real estate
All information provided is deemed to be accurate but not guaranteed.

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

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AUCTION SERVICES



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