

# Public Farm Auction

40 +/- Acres - Holtwood / Pequea Area

Farmhouse • Barns • Farm & Woodland

Tractors • Equipment • Trailers • Tools • Households

Sat., Sept. 14, 2024 @ 9:00 AM • Real Estate 12:00

254 Tucquan Glen Rd., Holtwood, PA 17532 - Lancaster Co.



**Directions:** From Route 272, West on Truce Rd, to Martic Heights Rd, left onto Tucquan Glen Rd to property on left.

**Property Description:** 40 +/- acre Southern Lancaster Co. farm w/ 3-bedroom 1 bath 2 story dwelling. House 1st floor has kitchen w/ island & pantry/summer kitchen, dining & living rooms. 2nd floor with 3 bedrooms and full bath w/whirlpool tub. Also has attic and full basement. House has large deck, oil hot water heat and central air. Property also has 40' x 64' garage w/ (3) overhead doors and (3) horse stalls on lower level. Also 30' x 64' equipment shed and 18' x 42' barn w/ upper-level workshop w/ lower-level horse stalls and run-in shed. House is serviced by onsite well and onsite septic, complete with paved driveway & mature trees. Located in close proximity to Tucquan Glen Nature Preserve and the Susquehanna River providing for many recreational activities.

**Open House Dates:** Thurs., August 15<sup>th</sup> from 6-8 PM & Sat., August 17<sup>th</sup> from 1-3 PM.

**Terms:** Down payment of \$75,000.00 required day of auction. Settlement on or before November 14, 2024, Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated. Annual taxes +/- \$2800.00

**Attention Realtors:** Broker participation offer to Realtors with a preregistered buyer. See website for details.

**Auctioneers Notes:** Farm has lots of potential for animals and/or crops, with approximately 20 open/tillable & 20 wooded acres. Property is in Martic Twp., Penn Manor School District, preserved by Lancaster Farmland Trust and enrolled in Clean & Green.

**Bridge Loans Available:** Call auctioneers for details.

All information is deemed to be accurate but not guaranteed.



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

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**Auctioneers:**

Christ Taylor 717-371-1915 AU# 005421

Harold Martin 717-738-4228 AA# 0019488

**Seller:** William S. Royer 717-284-2254

**Attorney:** Sam Goodley 610-998-1000





