



PUBLIC REAL ESTATE LIVE AUCTION

108 Wickersham Rd, Bainbridge, PA. 17502

THURSDAY, AUGUST 8th, 2024, 6:00 p.m.



Welcome to this quaint homestead featuring a stick frame, 4 bedroom house, large 480 s.f. 2 car garage, and 1/2 acre lot for plenty of activities. The house features an efficient floor plan, good mechanicals (Oil HW Furnace Heat, working onsite well and septic, Laundry and Kitchen appliances), privacy fenced patio, full basement with Bilco style door, 4 separate utility/storage rooms, plenty of closet space, and more. This house is move in ready and is a prime candidate for repaint and rehab. Great opportunity for anyone looking for a well built house in a rural setting next to roaming farm fields.

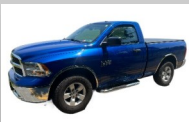
This Veteran Owned home is ready for its NEW Owner.

Sale For: Michael C. Weidle

***2 % Broker participation available, All showings are by appointment
Details and photos on back and at www.pmorganauctions.com***

4 Vehicles selling at online auction and will be on display at the Live Real Estate Auction

ONLINE VEHICLE AUCTION ENDS THURSDAY, AUGUST 15th 2024 @ 6:00 p.m. Details at www.pmorganauctions.com



1975 Triumph TR6 Convertible, Hard and Soft Tops
Motorcycles: 2008 Triumph Thruxton 900 and
1995 Harley Davidson Heritage Softtail
2019 Dodge Ram 1500, Classic Tradesman, 4x4 Pickup



PA-AY-002383



REAL ESTATE and ESTATE AUCTION SPECIALISTS, LIVE & ONLINE
www.pmorganauctions.com pmorganauctions@gmail.com
Patrick Morgan 717-278-9202 Dustin Spencer 717-203-3225
PA-AU003557 PA-AU005927



2024 Real Estate Taxes approximately \$3,235.00

Terms: There is a 3% BUYER PREMIUM. 10% down payment, Good PA check, or Certified Funds for out of state buyers. Settlement on or before Sept. 27. 2024. Being sold subject to seller's immediate approval, as/is. All announcements made at time of auction take precedence over any and all previously printed material or verbal statements.

Full Terms at www.pmorganauctions.com

**Room Sizes: Kitchen 16 x 10; Living Room 13 x 12; Dining 10 x 10; Bedroom #1: 14 x 11;
 Bedroom #2: 14 x 9; Bedroom #3: 10 x 9;
 Bedroom 4/Office 11 x 9; 2 Car Garage 24 x 20; Basement 23 x 20**

Property situated in Conoy Twp. Agriculture Zone.

Please contact Conoy Twp Office at 717-367-4927 for use and zoning questions.



Sale for and Terms by: Michael C. Weidle

Attorney: Glick Goodley Deibler & Fanning, LLP 717-354-7700

2% Broker Participation available (see details below)

Real Estate Terms: There is a 3% BUYER PREMIUM (see details below). a minimum of 10% down payment of actual sale's price will be paid at time of sale, Good PA check or Certified Funds for out of state buyers. Settlement on or before Sept. 27. 2024. Real Estate is being sold as/is and subject to purchaser's sole discretion of value and condition. All announcements made at time of auction take precedence over any and all previously printed material or verbal statements.

Being Sold subject to seller's Immediate Approval.

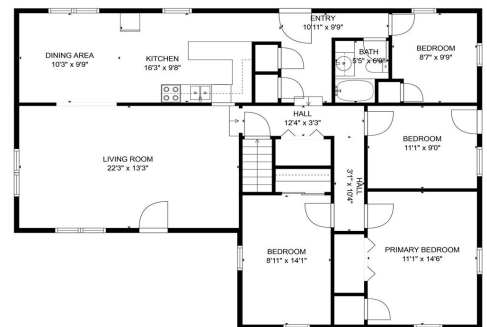
ALL SHOWINGS ARE BY APPOINTMENT starting July, 27th, 2024

Contact Auctioneer, Patrick Morgan at 717-278-9202 to schedule your showing.

BUYER'S PREMIUM of 3% will be added to the "Hammer" or "Sold" price to determine the actual contract sale's price. The 10% down payment will be of the actual sale's price. (Hammer price + 3% BP).

BROKER PARTICIPATION:

There is 2% broker participation being offered. You must pre-register your clients within 48 hours prior to the auction. Pre-registration forms will be available in the documents section of Bright MLS and at www.pmorganauctions.com.



TOTAL: 1833 sq. ft.
 Main: 1304 sq. ft., 1st Floor: 2, 1333 sq. ft., Basement: 238 sq. ft.
 EXCLUDED AREAS: HALL, 182 sq. ft., ELECTRICAL ROOM, 128 sq. ft., BASEMENT: 238 sq. ft.
 FLOOR PLAN CREATED BY CIRCLE K AND MEASUREMENTS OBTAINED VISUALLY BUT NOT GUARANTEED.



TOTAL: 1381 sq. ft.
 Main: 1304 sq. ft., 1st Floor: 2, 1333 sq. ft., Basement: 238 sq. ft.
 EXCLUDED AREAS: HALL, 182 sq. ft., ELECTRICAL ROOM, 128 sq. ft., BASEMENT: 238 sq. ft.
 FLOOR PLAN CREATED BY CIRCLE K AND MEASUREMENTS OBTAINED VISUALLY BUT NOT GUARANTEED.



REAL ESTATE and ESTATE AUCTION SPECIALISTS, LIVE & ONLINE
www.pmorganauctions.com pmorganauctions@gmail.com
 Patrick Morgan 717-278-9202 Dustin Spencer 717-203-3225
 PA-AU003557 PA-AU005927

