

PUBLIC REAL ESTATE AUCTION

71+/- Acre Southern Lancaster Co. Farm w/ Completely Remodeled Farm House • Barns & Outbuildings
Saturday, February 9, 2019 @ 1:00 P.M.

3 Sproul Rd., Christiana, PA 17509- Lancaster County
Andrews Bridge - Homeville Area



Directions: From Route 1 take Route 896 north 7 miles to farm on left. From Quarryville Route 372 East, to Route 896 south, 6 miles to farm on right. Located at Route 896 & Sproul Rd intersection.

Property Description: 71 +/- Acre Lancaster Co. farm, w/ approx. 53+/- tillable acres & 15+/- wooded acres & the balance to improvements. Level to gentle slope terrain w/ good crop producing soils. 2 ½ story, 2,385 sq. ft., 3 bedroom, 2 ½ bath farmhouse completely remodeled in 2004, preserving many of the original 1790 features as the (3) stone & brick fireplaces, exposed beams, wide plank hardwood floors, re-pointed interior stone walls and original wood doors & hardware. Large eat in kitchen w/ granite counter tops. Walk in closets throughout, central air & cedar shingles. Dairy facility built new in 2015 includes main barn w/reception area & 2nd story loft leading to possible future farm help living quarters. Barn is equipped with 40 custom spaced tie stalls & SS water bowls. Also 1570 gal. milk tank. Several maternity & sick pens. Barn has shop area, feed room, offices & full bath. Pride of construction & ownership evident throughout w/ timber frame front entrance, knotty pine interior, exposed beams, heated floors and so much more. Open front 50 x 134 heifer barn with Sturdy Built headlocks, fencing & gates. Original stone bank barn partially remodeled for horse stalls. Large barn yard nearly surrounded with (10) horse box stalls.

Open House Dates: Sat. Jan 5th & Sat. Jan 12th, 1:00 - 4:00 PM or call auctioneer to schedule your own private showing.

Terms: Down payment of \$ 100,000.00 required day of sale. Settlement on or before April 10, 2019 Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated. Annual taxes \$8950.00+/-.

Attention Realtors: 1% Broker Participation being offered to Realtors who preregister with their buyers and who become the successful bidder day of auction. Pre-registration forms & additional pictures are available on-line at www.beiler-campbellauctions.com or www.auctionzip.com.

Auctioneer's Notes: A great setting & prime location in the history-rich area of Andrews Bridge Fox Hunting Country. Farm is currently a working dairy however, w/ minimal renovations, could be converted to a beautiful horse farm or gentleman's estate. Farm is preserved through Lancaster Farmland Trust & enrolled in Act 319 "Clean & Green."

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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Auctioneer: Christ Taylor (717) 371-1915 AU#005421

Harold Martin (717) 738-4228 AA#0019488

Seller: Rusty & Heather Herr (484) 678-3739

Attorney: Sam Goodley Jr. (610) 998-1000

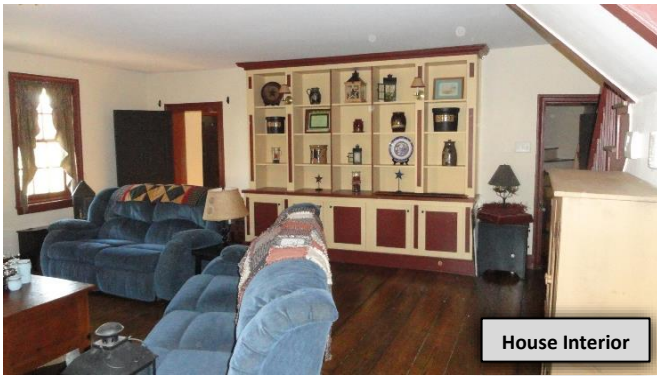




Rear of House



House Interior



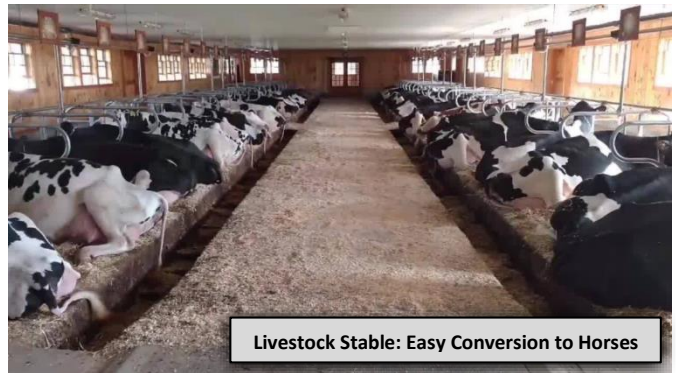
House Interior



House Interior



Heifer Barn & Main Barn



Livestock Stable: Easy Conversion to Horses



Barn Entrance/Foyer



Original Bank Barn

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