

PUBLIC AUCTION

**Brick Cape Cod, 2 BDR, 1 Bath Home
2 Story Insulated Shop plus 16x18' Storage Shed
Household Goods, Antiques, Wooden Craft Items, Shop Tools
Saturday, April 27, 2019 @ 9:00 A.M. Real Estate @ 12:00 P.M.**

**18 S. Hershey Ave., Leola, PA 17540, Upper Leacock Twp - Lancaster County
Directions: Only 2 Blocks South of Rt. 23 on S. Hershey Ave.**



Property Description: Nice southern exposure on the edge of town w/ city water & sewer; Over 8000 sq. ft. lot located in desirable Conestoga Valley School Dist. House & shop are both heated w/ indiv. oil hot air furnaces & central air cond. Asphalt drive to open 16'x19' carport; Shop has concrete floor w/ 9.5' ceiling ht. and inside & outside steps to 2nd floor; 200 amp elec. serv. 22' x 24' shop had been a 1-car garage and garage door could be put back in. Full basement w/ laundry area & work shop room; 1st floor, sm. kitchen & dining rm, lg. living rm, w/ hardwood floor; 2 bdrms w/ wall to wall carpet; Full bath w/ Lifetime tub; Covered front porch; Lg. unfinished attic storage area. Very well built 1950 house w/ recent new roof & vinyl replacement windows; New central air in 2016; Rear yard w/wooden privacy fence. **Taxes: Approx. \$2800.00/yr.**

Personal Property: Wood Working Equip: Dewalt dual mitre/chop saw; Grizzly 3/4 hp 1/2" drill press; BD drill press; Misc. hand tools; Toro 2000e snow blower; Lg amount of misc. pine bds. & other old barn wood lumber; Delta benchtop Biscuit Jointer; Craftsman radial arm saw.

Antiques: 1957 Coke sign, Lg. amount of primitive furniture to upcycle including tables, chairs & folding tables; wooden shoe rack; Lg. amount of wooden packing boxes; Lots of homemade wooden craft items; Signed Star Barn prints; Tin 4 pc. dry measure set; (250+) 45's records; (10,000+) baseball cards.

Terms: \$18,000 deposit due day of auction. Buyer to pay 2% transfer taxes. Settlement on or before May 29, 2019. PA check, cash or credit card w/ 3% fee.

Open House: Sat. April 13 & April 20, 1-3 p.m. & Fri. April 12, 6-8 p.m.

Auctioneer Note: Mr. Martin bought an open lot & is building his dream home, therefore will be motivated to sell. Also cleaning out the shop and corners, lots of unopened boxes, come see what we can find.

Watch for additional information and pictures! For additional pictures go to:

www.beiler-campbellauctions.com or www.auctionzip.com or www.GoToAuction.com

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