

# PUBLIC REAL ESTATE AUCTION

2 Adjacent Parcels, Vacant Land

Parcel 1#: 35.767 Acres, Parcel #2: 25.826 Acres

Wednesday, April 24, 2019 @ 1:00 PM

Sleepy Hollow & Kinseyville Roads, Nottingham, PA 19362



**Directions:** Rt 272 to South on Little Britain Rd to left on Sleepy Hollow and Kinseyville Roads. Watch for auction signs.

**Parcel 1:** 35.767 acres mostly tillable & pasture acreage, some woods. varying terrain. Great home sites to choose from. Design your own farm! Subject to an Ag Preservation easement with Lancaster Farming Trust. Many possibilities. This is a combination of 2 parcels. Tax ID#'s 3804127600000 and part of 3804981200000. Taxes are estimated from Act 319 Clean & green assessments. Subdivision has been recorded. Frontage on Sleepy Hollow & Kinseyville Rds. w/ driveway access from Sleepy Hollow Rd.

**Parcel 2:** 25.826 acres mostly wooded w/ some open acreage. Various types of terrain. Great home sites to choose from- private or with views. Subject to an Ag Preservation easement with Lancaster Farming Trust. Driveway roughed in to homesite/perc area. Many possibilities. This is a combination of 2 parcels. Tax ID#'s 3805780000000 and part of 3804981200000. Taxes are estimated from Act 319 Clean & green assessments. Subdivision has been recorded. Frontage on Kinseyville & Sleepy Hollow Rds. w/ driveway access from Kinseyville Rd.

**Terms:** Parcel #1: Down payment of \$30,000.00 required day of auction. Parcel #2: \$20,000.00 required day of auction. Settlement on or before June 20, 2019 Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated. Annual Taxes: Parcel #1: \$1,300.00+/- . Parcel #2: \$1,000.00+/-.

**Attention Realtors:** 1% Broker Participation being offered to Realtors who preregister with their buyers and who become the successful bidder day of auction.

**Auctioneer's Notes:** Each parcel allows the construction of a home as well as additional outbuildings or barns. Seller motivated to sell.

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

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**Seller:** Benjamin & Elizabeth Flahart

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

