

# PUBLIC AUCTION

Drumore Twp - Solanco School District  
Southern Lancaster County, PA

51 Acre Farm

Thursday, August 5<sup>th</sup> @ 2 PM

1123 Holtwood Rd (Rt 372) Holtwood, PA 17532 - Lancaster Co.



**Directions:** Rt 272 & 372 at Buck, take 372 W 1 mile. Property on the right.

**Property Description:** 38 x 90 Bank Barn and 42 x 74 Equipment Shed. 16 x 50 stave and 14 x 30 harvestore silos with chute. Barn was setup with 38 stauntion dairy, gravity flow gutters, 12' x 42' Heifer/dry cow pen, 15' x 18' milkhouse; stalls and equipment have all been removed.

51 acre rural country property with 45 tillable acres. Features a frame 2 story, 3 bedroom farm house with attic and 2 car garage. Full, unfinished basement with can shelves; 200 amp electric service; updated LP hot air furnace with 1000 gallon tank outside. 1<sup>st</sup> floor has a large updated kitchen and laundry with hardwood flooring; full bath; dining, living and family rooms. 2<sup>nd</sup> floor has 3 bedrooms with closets and updated bathroom, all heated; laminated flooring and vinyl replacement windows throughout; attic storage; shingle roof; on site well and sewer. Taxes: \$2,700 year +/-

**Open House Dates:** Thurs: July 8<sup>th</sup> 5-7PM • Sat: July 10<sup>th</sup> & 17<sup>th</sup> 10 AM – 2 PM

**Terms:** Down payment of \$75,000.00 required day of auction. Settlement on or before October 15, 2021. Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated.

**Attention Realtors:** 1% Broker Participation being offered to Realtors who preregister with their buyers and who become the successful bidder on day of auction. Must register 48 hours prior to date of auction. Pre-registration forms are available on-line at [www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com)

**Auctioneer Note:** A southern exposure farm for early produce, tobacco or dairy; Manor and Glenelg loam soil farmland on both sides of Holtwood Rd.; House is move in condition but farm buildings need some repairs. Subject to Act 319 "Clean & Green" preferential tax assessment. The farm is in the Lancaster County Ag Preservation Program.

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

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**Auctioneers:**

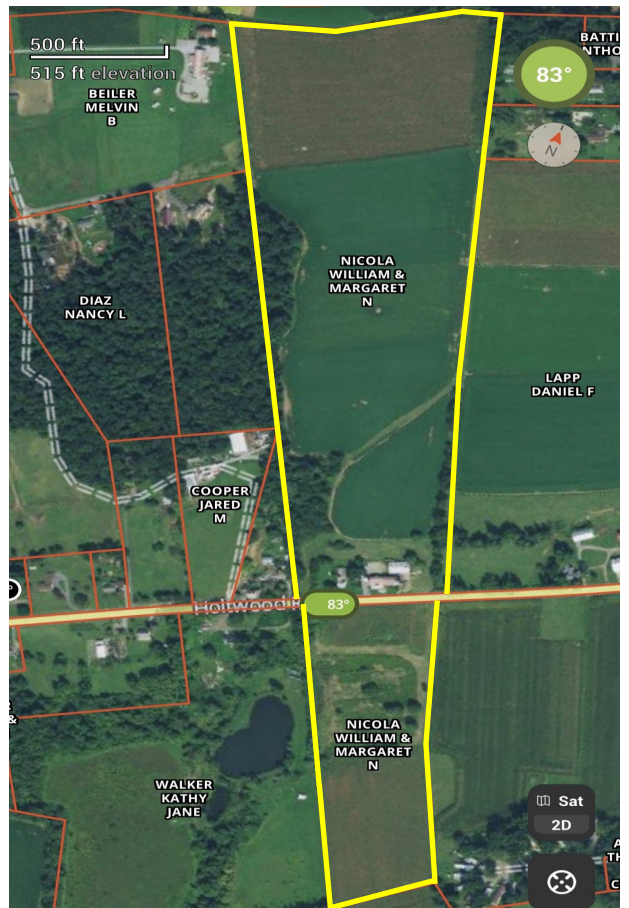
Christ Taylor (717) 371-1915 AU# 005421

Noah Shirk: (717) 354-0192 AU# 005928

Seller: Margaret Nicola Estate

Attorney: James Clymer (717) 299-7101





For more pictures go to [www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) • [www.auctionzip.com](http://www.auctionzip.com) • [www.gotoauction.com](http://www.gotoauction.com)