

# PUBLIC REAL ESTATE AUCTION

Panoramic Conestoga River Valley & Farmland Views

Conestoga Valley School District – West Earl Twp

Saturday November 20, 2021 @ 2 PM

262 Cats Back Rd, Ephrata, PA – Lancaster County



**Directions:** Rt 222/322 – take 322 E to right at (Martin's Bike Shop) on E Farmersville Rd to right on Cats Back Rd (Fairmount Homes) to property on the right

**Property Description:** Cape Cod 3 bedroom, 1.5 bath dwelling with maintenance free vinyl siding, metal roof, tilt in replacement window, full unfinished walkout basement, and propane water heater serviced with 500 gal tank.

- ✓ 2 Story Bank Barn: 35' x 48' built in 2015: 1<sup>st</sup> floor offers horse stables and carriage garage, 2<sup>nd</sup> floor has 34' x 34' insulated shop area with 10' x 9' overhead door, 3' entranced door, spare bedroom, half bath and hay storage area.
- ✓ Large Garden with 8' x 12' garden shed and fenced pasture lot. Property has on site sewer and well and is serviced with Lg. 48 Volt, 8 panel / 8 battery solar system. Model MS4448 Magnasine unit from Advanced Solar Ideas.

**Open House Dates:** Saturdays: October 16<sup>th</sup> & 30<sup>th</sup> 1 – 3 PM • Wednesday: November 3<sup>rd</sup> 6 – 8 PM

**Terms:** Down payment of \$30,000.00 required day of auction. Settlement on or before January 20, 2022. Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated. Annual taxes: \$2,557

**Auctioneer Notes:** This is an unusual Country property with panoramic views of the Conestoga River Valley. Sellers are moving out of county so come prepared to buy!

For more information, pictures and forms go to:

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**Auctioneers:**

Noah Shirk: 717-354-0192 AU# 005928

**Sellers:** Michael & Linda Zook

**Attorney:** Kling & Deibler 717-354-7700



