

ONLINE REAL ESTATE AUCTION

Lot 3: 2 Story Farmhouse on 2.8 Acres

Lot 1: Spacious 3.5 Acre Building Lot

Auction Closes: Monday November 22, 2021 at 6:00 P.M.

474 Lenig Rd. Selinsgrove, PA 17870- Snyder County



Directions: From Rt. 11/15 take Verdilla Rd. for 2.5 mi. then turn left on Produce Rd. In 0.6 mi. continue straight on Lenig Rd. In 0.4 mi. the property is on the right.

Property Description: **Lot 3:** Stately, 2 story farmhouse on 2.8 acres. Mostly open and level land with some beautiful large shade trees and a pond. A wraparound front porch with sweeping valley views makes it a true county setting. Additional land available. Drilled well. New septic system. 3 bedrooms, 2 full baths. Easy access to Rt. 11/15.

Lot 1: Spacious 3.5 acre building lot. Plenty of road frontage and mostly open tillable land to give you plenty of options to build your dream home and other outbuildings. Perk and probe test completed. No mobile homes allowed. Lot #1 is adjacent to Lot #3. Easy access to Rt. 11/15.

Open House Dates: Tue. November 2, 5-7 P.M. & Sat. November 13, 1-3 P.M. For more details or a private showing call Meryl @ 717-629-6036.

Terms: Auction closes Mon. November 22 @ 6:00 P.M. Settlement on or before February 1, 2022. \$5,000.00 down payment per lot on the day of the auction. 2% transfer tax to be paid by the buyer. Real Estate taxes to be prorated from settlement day.

Annual Property Taxes: **Lot 3:** \$1,114.17 **Lot 1:** \$230.38 Taxes are estimates only.

Attention Realtors: 2.5% Broker Participation offered to Realtors with a buyer, your buyers must be preregistered, 48 hours prior to the auction.

For additional pictures go to www.beiler-campbellauctions.com or www.GoToAuction.com or www.auctionzip.com ID# 23383. For online bidding go to www.beiler-campbell.bidwrangler.com

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AUCTION SERVICES



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Auctioneers: J. Meryl Stoltzfus
Ph. 717-629-6036 AU#005403
Seller: Goodman IP, LLC





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