

# PUBLIC REAL ESTATE AUCTION

67 +/- Acres Lancaster Co. Farm  
4 BR 1 Bath 2-Story Dwelling  
46' x 80' Bank Barn with additions  
30' x 62' Tobacco Shed • Outbuildings • Silos  
Saturday, January 29, 2022 @ 11:00 AM

1981 W. Main St., Ephrata, PA 17522



**Directions:** From Ephrata Route 322 West to property on right.

**Property Description:** 67.1 +/- Acre Lancaster County, Clay Township crop/beef farm. Property has 4 Bedroom 1 Bath Farmhouse with oil furnace. Covered front & side porches. 16' x 24' garage with overhead door. 30' x 62' tobacco shed, fully scaffolded with dampening cellar & stripping room. 46' x 80' main bank barn with 46' x 56' addition. Barn has bunk feeders, troughs & headlocks for cattle feeding with upper level scaffolded for tobacco. 24' x 40' equipment shed and other outbuildings. 20' x 60' concrete silo and 14' x 50' stave silo, both with unloaders. Farm is preserved by Lancaster Farmland Trust and enrolled in Act 319 Clean & Green. Farm has private well in addition to public water and sewer.

**Open House Dates:** Saturday, January 1<sup>st</sup> & Saturday, January 8<sup>th</sup> from 1 – 4 PM

**Terms:** Down payment of \$100,000.00 required day of auction. Settlement March 31, 2022. Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated. Annual taxes +/- \$5,718.00.

**Auctioneers Note:** Excellent crop/tobacco/produce farming opportunity with straight, level fields with Hagerstown silt loam soils. Farm has 923' road frontage along W. Main St. and 1370' along Durlach Rd.

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

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