

# PUBLIC REAL ESTATE AUCTION

## 3.2 +/- Acre Country Property

1-2 BR 1 Bath Dwelling "Southwest Style Interior"  
Horse Barn with pastures • Garages • Outbuildings  
Saturday, April 9, 2022 @ 11:00 AM

183 Street Rd. Holtwood PA 17532 - Lancaster Co.



**Directions:** From Buck, Route 372 West to right onto Old Holtwood Rd. to right onto Street Rd. to property on right

**Property Description:** 3.2 +/- acre country property with 1-2 bedroom 1 bath bungalow dwelling. House has remodeled "Southwest Style" country eat in kitchen with built in pantry and recessed lights. Swinging wooden half doors lead to living room with exposed beams and arches. Southern facing sun room with lots of windows and metal ceiling. Bedroom with hardwood floor and wood ceiling. Full bath with handicap shower and laundry. Large room second floor for possible second bedroom. Unique interior with many fine wood carvings. Full basement has concrete floor, storage shelves, outside entrance and stainless steel sink. House has oil furnace with hot air heat. Also well and onsite septic. Large wooden deck with railings, built in benches and storage box. Property also has barn with 3 box stalls and 2nd story storage. Also attached garage with overhead door. Additional 2 car garage and equipment shed. Property has numerous fenced pastures and paddocks.

**Open House Dates:** Saturdays. March 12th & 19th from 10:00 AM - 12 Noon

**Terms:** Down payment of \$ 30,000.00 required day of auction. Settlement on or before May 24, 2022 Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated. Annual taxes +/- \$ 3866

**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 at [www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com)

**Auctioneers Notes:** A must see Martic Township country property with barn, garages and outbuildings offered by motivated sellers. This horse friendly farm with barns and fenced pastures on a southern slope has many great features as water garden with falls and fish pond, blacktop driveway and so much more. Property is only minutes from Susquehanna River.

For additional 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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**Attorney:** Sam Goodley 610-988-1000



