

PUBLIC AUCTION

66 ACRES IN 2 PARCELS & BY ENTIRETY

2.5 Story House, Bank Barn, Tobacco Shed & Greenhouses
Tuesday, July 30, 2019 @ 6:30 P.M.

919 Leid Rd., East Earl, PA 17519- Lancaster County, Brecknock Twp. (Near Fivepointville)
From Fivepointville, take Pleasant Valley Rd. to right on Leid Rd. to property on right



Parcel #1: 39 acres, well drained, mostly tillable soil w/ homestead buildings; Including 2 story 4 BR. primitive stone house w/ frame add., including eat-in kitchen w/ built-in cabinets, also lg. family room; no basement, just part crawl space; 500 gal. propane tank; 32'x64' buggy shed w/ above ground stripping room [new 2018] ; lge. bank barn w/ horse stables and tob. rails w/ tob. shed additions; Two 3 tier tob. greenhouses: 32' x 100' plant grower w/ clipper; and 32'x132', both have roll up sides and alum. framed sliding gable doors, 10' concrete silo, several outbuildings; sm. woodlot and sm. pasture lot; mostly Buck silk loam soil w. 3- 8% slope, some 8- 15%.
Taxes: \$2,655.00+/- per yr.

Parcel #2: 27 acres, mostly tillable farm land, sm. wooded lot on back corner toward creek for wildlife & hunting, mostly Buck silk loam soil, some Readington, mostly 3- 8% slope, some 8- 15%; including a 50' access Right-of-Way across parcel #1's southern property line to Leid Rd. Eastern Lancaster Cty School District.
Taxes: \$2,273.00+/- per yr.

Open Houses: Sat. June 29 & July 20, 1-3 pm. Tues. July 9, 6-8 pm. or call for more information.

Terms: Parcel #1: \$125,000 down payment on the day of auction. Parcel #2: 60,000.00 down payment day of auction. Balance due at settlement on or before October 1, 2019. Buyer pays 2% transfer fee.

Auctioneers Notes: There is an additional 32' x 148' ft. 3 tier tob. greenhouse erected on parcel #1, owned by the tenant farmer, for sale below cost of \$15,000. Also, the tenant farmers will hang and cure their tob. crop in buildings & has the right to collect & process their 2019 crop in the stripping room till max. of March 31, 2020. The new owner will be reimbursed for rent per month at the rate of \$350.00 for house and \$350.00 for barns as long as occupied by current tenants up till Mar. 31, 2020. **Parcel #1 has good, never failing well in upper field used for domestic & irrigation water.** Come prepared to buy. The Leid's have purchased property in NY. and are motivated to sell.

For more information, pictures and forms go to: www.beiler-campbellauctions.com or www.auctionzip.com or www.GoToAuction.com

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