

Public Auction

12.3 +/- Acres - Industrial Zoned

30' x 48' Shop & 40' x 60' Pole Building

2 1/2 Story 4 BR, 2 Bath Dwelling W/ 2 Car Garage

Chevy Truck • Riding Tractors • Tools • Furniture

Thur. Oct. 6 @ 3:00 PM Real Estate @ 6:00 PM

3350 Lititz Pike Lititz, PA 17543 - Lancaster Co.



Directions: From Lititz Route 501 South to property on right.

Property Description: 12.3 +/- acres Zoned I-1 Industrial with 4-bedroom 2 bath dwelling, shop building & pole barn. 2 1/2 story house w/ approx. 2244 finished sq ft has kitchen w/ breakfast nook & living room with carpet. Also dining room w/ hardwood floor, brick fireplace & enclosed sun porch. Full bath and laundry. 2nd floor with 4 bedrooms & full bath. House has attic storage, basement w/ concrete floor and attached 2 car garage. Property has 30' x 48' insulated Morton building with in-floor heat & 14' ceilings. Also (2) mezzanines w/ lots of storage space. Also 40' x 60' pole building w/ sliding door. Property has well & on-site septic.

Open House Dates: Saturdays Aug. 27 & Sept. 10 from 1-4 PM And Thursdays. Aug. 25 & Sept. 8 from 5-7:00 PM

Terms: Down payment of \$ 75,000.00 required day of auction. Settlement on or before Nov 30, 2022, Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated. Annual taxes +/- \$ 6863.00

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

Auctioneers Notes: Very rare 12.3 Acres I-1 Industrial zoned land along Lititz Pike in Manheim Township. This property offers lots of potential for businesses or a farmers' market/produce location. Property in 2 tracts being sold in its entirety. Parcel #1 is 3.5 acres and Parcel #2 is 8.8 acres and is in Clean and Green.

For more pictures go to: www.beiler-campbellauctions.com • www.auctionzip.com • www.GoToAuction.com

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AUCTION SERVICES



AY# 002026

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Auctioneers:

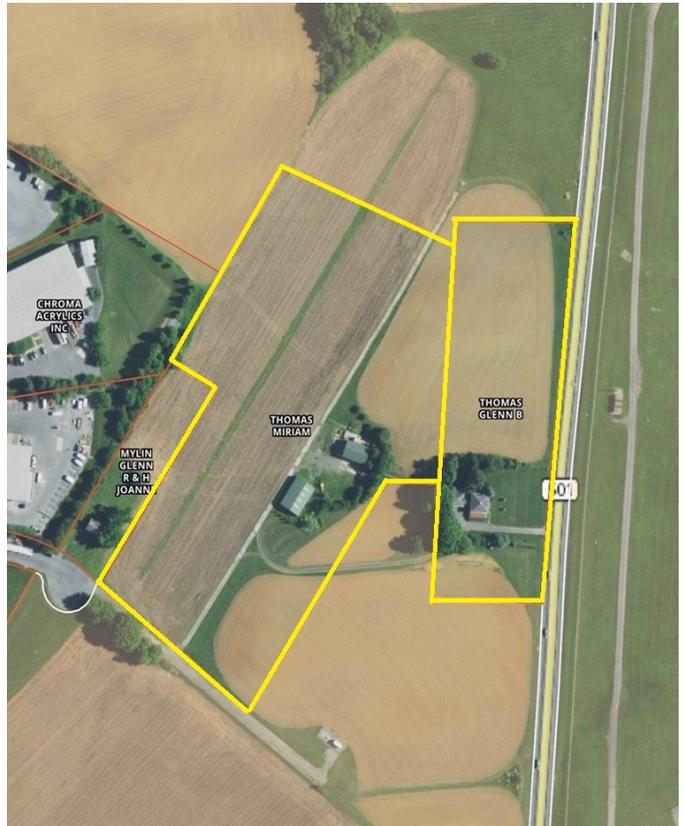
Harold Martin (717) 738-4228 AA# 019488

Christ Taylor: (717) 371-1915 AU# 005421

Sellers: Miriam G. Thomas 717-823-0089

Attorney: Justin Bollinger 717-291-1700





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