

# Public Real Estate Auction

**11 +/- Acres w/ Mobile Home • Outbuildings  
45'x300' Former Turkey Barn  
Friday May 10th, 2024 – 6:30 P.M.**

**2204 Spangler Road, Seven Valleys, PA 17360 – York County**



**Directions:** Intersection of Rt. 616/Main St. turn onto Green Valley Rd., L onto Spangler Rd., Property on Right.

**Property Description:** Rural 11-acre +/- Farmette with 2 Bedroom, 1 bath Mobile Home, 45' X 300' former turkey barn, outbuildings, large pond, pastureland. Nice upper field for farming, 4+/- acres tillable.

**Open House Dates:** Saturdays - April 6th & April 20th 1-3 pm, Tues. April 9th 5-7 pm, & Thurs. April 25th 5-7 pm.

**Terms:** Settlement on or before June 24th, 2024. \$20,000.00 Down Payment on the day of the auction. 2% Transfer tax to be paid by the buyer. Real Estate Taxes are prorated from settlement.

**Annual Property Taxes: \$1189.00.**

**Attention Realtors:** 1% broker participation offered to Realtors with pre-registered buyer. See website for details.

**Auctioneers Notes:** Mobile Home and small part of the Turkey Barn is Leased & Tenant Occupied until Dec 2024. And income will transfer to new owner after settlement. Air compressor for Well Pump will transfer with the Property. All information is deemed to be accurate, but not guaranteed.

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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**Auctioneers:**

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**Seller: Abner & Verna Zook**

**Attorney: Kling, Deibler & Glick 717-354-7700**





