

# AUCTION - SILENT BID

## 45 +/- Acre Preserved Farm

Farmhouse, Bank Barn, Tobacco Shed & More

514 Overly's Grove Road, New Holland, PA - Lancaster County



**Directions:** From Rt. 23 take S. Kinzer Ave. to Overly's Grove Road, property is on the right.

### 44.5 +/--Acre Farm in New Holland Area

- Farm Preserved by Lancaster Farmland Trust
- Approx. 28 Acres tillable & 14 wooded acres. Great Soils.
- 40 Plus Fruit Trees & Mature Concord Grapes
- 4-bedroom, 2-bathrooms, 2,500 sq. ft. (est.) Farmhouse
- 2 Story Bank Barn 68'X 44' with wide Barn Hill
- Tobacco Barn 61'X 35' w/Attached Corn Crib
- 45'X16' Workshop w/8' overhead Door & Concrete Floor
- 18'X 12' Storage Building w/concrete Floor
- Earl Twp. | E. Lancaster County School District
- Act 319 - Taxes \$2,984 - annual - 2024

### Terms and Conditions

- Bids taken by listing auctioneers-disclosed to any interested parties
- Buyer shall make a \$250,000 non-refundable earnest deposit at sale execution
- Buyer shall make a \$250,000 non-refundable payment at the beginning of every following year thereafter before the 15th day of that year
- Martha H Martin retains a life right to the farmhouse till her passing.
- Settlement within 90 days of the passing of Martha H. Martin.
- The buyer shall receive possession of subject property, excluding farmhouse, at execution of this agreement and shall have the right to use the farm in any way consistent to the reasonable needs of his farming or hunting
- See auctioneer for further details



**BEILER-CAMPBELL**  
REALTORS & APPRAISERS



FARM & LAND  
DIVISION



AUCTION  
SERVICES

### Auctioneers:

Elvin Stoltzfus (717)-863-8740 – AU# 006393

Wilmer Martin (717)- 333-4481- AU# 006386

**Seller:** Martha H. Martin



NORTH

