

Public Real Estate Auction

2.08 +/- Acre • Southern Lancaster Co.

6 BR 2-Story Dwelling w/ Daylight Basement

32' x 40' 2-Story Horse Barn

Friday, November 22 @ 2:00 PM

116 Keys Road, Peach Bottom, PA 17563 – Lancaster Co.



Directions: From Wakefield Route 272 South to right onto Little Britain Rd, to left onto Keys Rd to property on right.

Property Description: 2.08 +/- acre country property in Southern Lancaster Co with 2752 Sq. Ft. 6 BR 1 1/2 Bath 2-Story Dwelling. House has 1st floor open floor plan w/ kitchen, dining & living rooms. Also, guest room, primary bedroom & full bath. Second floor with 5 bedrooms & 1/2 bath. Full daylight basement w/ 2nd kitchen & storage rooms. House additionally has DS wood stove, LP water heater, walk up attic and attached garage & carport. Also 32' x 40' horse barn w/ 5 box stalls & second story workshop and feed storage. Property has fenced pastures, garden area and is served by well and onsite septic. Included are the 1000-gal air & propane tanks, 23HP Kawasaki engine, compressor & alternator.

Open House Dates: Saturdays October 19 & 26 and November 9 from 1-4 PM.

Terms: Down payment of \$35,000.00 required day of auction. Settlement on or before December 31, 2024 Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated. Annual taxes +/- \$ 5215.00.

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

Auctioneers Notes: Be sure to check out this ideal country property bordering farmland complete with 6-bedroom farmhouse and horse barn. The peaceful & private setting has long driveway & mature trees and is located in Fulton Twp and Solanco School District. **Bridge loans available** - call auctioneers for details.

All information provided is deemed to be accurate but not guaranteed

www.beiler-campbellauctions.com or www.auctionzip.com or www.gotoauction.com

BEILER-CAMPBELL
AUCTION SERVICES



AY# 002026

www.beiler-campbellauctions.com • 888-209-6160

Auctioneers:

Christ Taylor 717-371-1915 AU# 005421

Harold Martin 717-738-4228 AA# 019488

Sellers: Joseph & Lydia Esh 717-548-7074

Attorney: Sam Goodley 610-998-1000



