

# PUBLIC REAL ESTATE AUCTION

78+/- Acre Farm, 2 Parcels, 3 Dwelling Units  
Friday, November 6, 2020 @ 11 AM

290 Clearview Rd, Lancaster, PA 17602 - Lancaster County



**Directions:** From Rt 896 S, take Rockvale Rd W to Clearview Rd. Turn left, go to farm on right

**Description:** Striking setting in rural Lancaster County. Dairy Farm, 78 +/- acres, near Lancaster, featuring a 36 stall bank barn. Includes 84x99 bridge bank barn, covered lagoon, 50x83 cow loafing area, 22x90 tobacco shed, 10x22 calf hutch, 18x30 - 2 story heifer barn, 24x75 equipment shed/corn crib/shop, 22x30 detached garage, 15x24 garden shed playhouse, 7,500 tobacco rail space, Includes 3 dwellings.

Two separate tracts being sold separately or together.

**Tract#1: 34.2** acre farm with milking facilities and all farm buildings. Two story, brick double farmhouse with Dauby end. In Act 319 Clean & Green and is not in Ag Preservation. Main House has 4 bedrooms, 1.5 baths, eat-in kitchen, dining room, & family room. Mudroom/laundry w/ powder room. 3 porches & balcony. Duady End has 3 beds and 1 bath, eat-in kitchen, family room, living room and large laundry room. Additional building right included in this tract potentially allows the buyer to build a new set of buildings.

**Tract #2: 44.6** acres with 2 story home with 3 beds and 1 bath, detached garage/shop. Fenced pasture, along with superior farmland acreage. Additional building right included in this tract potentially allows the buyer to build a new set of buildings on the back part of this tract. In Act 319 Clean & Green and is not in Ag Preservation.

**Tax parcel # 310-39251-0-0000 - Act 319 Clean and Green, Taxes \$ 8,631**

**Open House: Please Call Auctioneer to Confirm Open House**

**Thurs. Oct 8, 4-7 PM • Sat. Oct 10, 1-4 PM • Thurs. Oct 15, 4-7 PM • Sat. Oct 17, 1-4 PM**

**Terms:** Settlement to be on or before January 29, 2021. Down payment of \$65,000 per tract due the day of the auction. Buyer pays 2% PA state transfer tax. Real estate taxes will be prorated.

**Attention Realtors:** 1% Broker Participation offered to Realtors who preregister their buyers & who becomes the successful bidder on the day of the auction. Preregistration forms and photos are available online. Must register 48 hours prior to date of auction.

For additional docs & photos go to: [www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) • [www.auctionzip.com](http://www.auctionzip.com) • [www.gotoauction.com](http://www.gotoauction.com)

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**Auctioneers:**

**Elvin Stoltzfus (610) 333-5447 AA #019514**

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

**Sellers: Estate of Arlene Hess**

**Attorney: Ed Miller (717) 299-1100**







289 Clearview Road- 44.6 Acres



289 Clearview Road-  
Tenant House 44.6 Acres

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