

# PUBLIC REAL ESTATE AUCTION

**6+ Acres • 2 Dwellings**  
**2 Story Frame, 4 Bedroom 1 ½ Bath Farmhouse**  
**Bank Barn • 2 Bedroom Mobile Home w/ Private Driveway**  
**Monday, November 16, 2020 @ 2:00 PM**

**3596 Hill Rd (Valley Rd), Elizabethtown, PA 17022 – Dauphin/Lancaster County**



**Directions: Rt 283 & 743 @ E-Town go 743 toward Hershey, Left on Valley Rd over Old Hershey Rd, Property on the Right.**

**Property Description:** 6+ acres of partially wooded property in rural country on the Lancaster/Dauphin County line. Midway between Elizabethtown and Hershey, Lancaster and Harrisburg. Just minutes from 283 & 743. Features a frame 2 story, 4 bedroom, 1 ½ bath Farmhouse with attic, garage and full basement. Property includes small bank barn and other buildings, fenced in pasture and borders preserved Hershey Trust farmland. Property also includes a separate 2 bedroom, 1 bath mobile home with its own private drive. Perfect for In-law quarters or live in one and rent the other option. On site well and sewer, local 1 room school w/ public school transportation available. Annual Taxes: \$ 3,044.00 +/-.

**Open Houses:** Friday Oct 30<sup>th</sup>: 6-8 pm & Sat., November 7<sup>th</sup>: 1-3 pm, November 14<sup>th</sup>: 1-3 pm, or contact auctioneers for private showing.

**Terms:** Down payment of \$35,000.00 required day of auction. Settlement on or before January 4, 2021. Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated.

**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 preregister buyers 48 hours prior to the auction. Pre-registration forms are available online at [www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com)

**Auctioneers Notes:** A must see recreational property with some flat open ground for greenhouses or produce. Bridge loan financing available to qualified buyers, please contact Noah Shirk at (717) 354-0192 for information.

For forms & additional pictures go to: [www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) or [www.auctionzip.com](http://www.auctionzip.com) or [www.GoToAuction.com](http://www.GoToAuction.com)

**BEILER-CAMPBELL**  
**AUCTION SERVICES**



[www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) • 888-209-6160

**Auctioneers:** Noah Shirk (717) 354-0192 AU# 005928

Harold Martin (717) 738-4228 AA#0019488

Christ Taylor (717) 371-1915 AU#005421

**Seller:** Bennie & Naomi King

**Attorney:** Kling & Deibler





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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AY# 002026

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