

PUBLIC REAL ESTATE AUCTION

THE AMISH GUEST HOUSE AND COTTAGE
Vacation Rental or Residential Property
Saturday, December 5, 2020 @ 10:00 A.M.

3625 E. Newport Rd., Gordonville, PA 17529- Lancaster County



**Directions: From Lancaster take PA 462 E for approx. 2 miles. Turn left on PA 340 E/ Old Phila. Pike.
In 8.7 mi. slight right on PA 772 E. In 0.2 mi. the property is on the left.**

Property Description: Vacation rental property with an established clientele, located in the heart of Lancaster County tourism. Two bedroom brick ranch home and a detached one bedroom cottage on a 0.33 acre lot. Cottage comes with a full bathroom, cathedral ceilings and more. Ranch home has a full kitchen, living room, 1½ bath, and laundry. Hardwood floors throughout. New roof in 2019. Wi-fi controlled thermostat. Security cameras and more. Public water and sewer. Property is well maintained and in a great location. Wonderful business opportunity!

Auctioneer's Note: The sellers have consistent repeat customers; however, they haven't done any new promotions lately so the income can be greatly increased. Zoning prohibits additional vacation rentals in Leacock Twp, however, this property is grandfathered in. All furnishings to the home can be purchased to create a turn key opportunity for the new buyer.

Open House Dates: Sat. October 31, 1-4 P.M. & Tue. November 3, 5-7 P.M. For more details or a private showing call Meryl at 717-629-6036.

Terms: Settlement on or before February 3, 2021. \$20,000.00 down payment on the day of the auction. 2% transfer tax to be paid by the buyer. Real Estate taxes to be prorated from settlement day.

Annual Property Taxes: \$3,568.50

Attention Realtors: 1% Broker Participation offered to Realtors with a buyer, your buyers must be preregistered, 48 hours prior to the auction.

For additional pictures go to www.beiler-campbellauctions.com or www.GoToAuction.com or www.auctionzip.com ID# 23383

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AUCTION SERVICES



AY# 002026

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Auctioneers: J. Meryl Stoltzfus

Ph. 717-629-6036 AU#005403

Sellers: John & Ruth Ann Stoltzfus

Attorneys: Kling & Deibler Ph. 717-354-7700





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