

PUBLIC REAL ESTATE AUCTION

**100+/- Acre Conestoga River Front Farm
7 BR Farmhouse, Large Barn & Other Outbuildings
Saturday, October 27, 2018 @ 11:00 A.M.**

**1195 Mondale Rd., Bird in Hand, PA 17505- Lancaster County
Neffsville/Brownstown/Leola Area**



Directions: From Route 272, turn east on to Creek Rd, to left on Pinetown Rd. Take immediate rt. onto Bridge Rd. thru covered bridge. Rt on Mondale Rd to property. From Leola Route 23 West, to right on Mondale Rd, 1.5 miles to farm.

Description: 100 Acres +/- farm with level to gentle slope terrain w/ good crop producing soils bordering Conestoga River. 55 +/- acres tillable, 28 +/- acres pasture and 13 +/- acres woods w/ balance being attributed to the improvements. 2.5 story, 7 bedroom, 2 bath farm house. Large 50' x 100' 2 story bank barn w/ 22' x 85' addition, 36 cow tie stalls & 6 box stalls. 32' x 58' dry cow/heifer/calf barn w/ partial open front. Large concrete barn yard sloped to 60' manure pit w/ push off guard. 11' x 22' milk house w/ 895 gal. milk tank. 16' x 60' stave & 14' x 45' tile silos. 40' x 50' & 28' x 84' tobacco sheds. 30' x 36' corn shed w/ shop & garage area w/ overhead door. Also, several corn cribs & bins.

Open House Dates: Thurs: Sept 13 & 20 (4-7 pm) and Sat: 9-15 & 9-22 (1-4 pm)

Terms: Down payment of \$100,000.00 required day of sale. Settlement on or before December 28, 2018. Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated at time of settlement. Taxes: \$6240/year.

Attention Realtors: 1% Broker Participation being offered to Realtors who preregister with their buyers and who become the successful bidder day of auction. Pre-registration forms & additional pictures are available on-line at www.beiler-campbellauctions.com or www.auction.zip.com.

Auctioneers' Notes: Rare & excellent opportunity to purchase prime real estate in picturesque Lancaster County in rural Upper Leacock Twp. Possible subdivision to build your dream home overlooking Conestoga River and Pinetown covered Bridge. Great location along quiet back roads but only minutes from routes 272, 222 & 23. Farm is preserved through Lancaster Farmland Trust & enrolled in Clean & Green.

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AUCTION SERVICES**



www.beiler-campbellauctions.com 1-888-209-6160

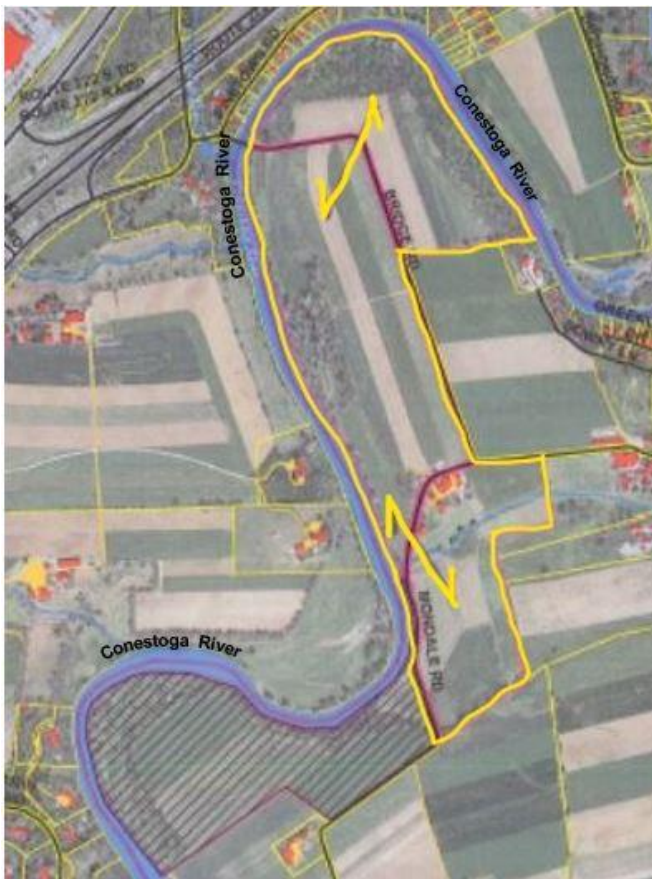


Auctioneers:

**Christ Taylor 717-371-1915 AU#005421
Harold Martin 717-738-4228 AA# 019488**

Seller: Lantoga Farms

**Attorney: Barley-Snyder LLC
Caroline Hoffer 717-299-5201**



For additional pictures go to www.beiler-campbellauctions.com or www.auctionzip.com

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