

PUBLIC AUCTION

1 Acre Subdividable Residential Land



**POTENTIAL SINGLE FAMILY or MULTI UNIT 1 ACRE BUILDING LOT
ZONED R-2 in NEW HOLLAND BOROUGH**

THURSDAY, NOVEMBER 30th, 2023 at 4:00 p.m.

LOCUST ST., NEW HOLLAND, PA 17557

This 1.005 acre lot is currently open space in the Borough and is an unused portion of land belonging to the EUM Church, 276 W. Main St., New Holland. The open space has approximately 450 feet of road frontage on Locust St.

Potential SINGLE FAMILY/MULTI UNIT SUBDIVISION.

Water, Sewer, and UGI Gas available on Locust St.

There is planned to be a complete rebuild of Locust St., including utilities, in the Summer of 2024. This could allow for the potential developer of this acreage to tap in to Borough Water and Sewer, and UGI Natural Gas lines without a special street opening if done in conjunction within the Borough's time frame. Please confirm this opportunity and potential use of the property with Zoning and Borough Management.

NEW HOLLAND Borough 717-354-4567

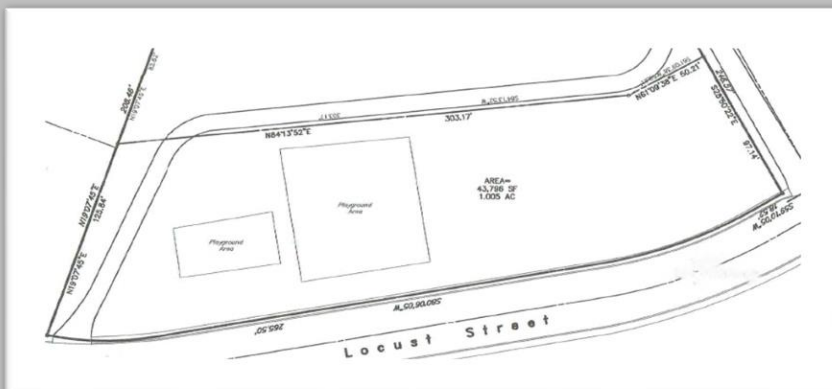
TERMS: Buyer will pay 10% down upon the property being "Sold" on day of auction. Balance is due at settlement. Settlement will be within 30 days of Subdivision Approval. Property is sold AS/IS. All announcements made day of sale take precedence over all previous verbal/written statements. All Playground equipment (attached or unattached) and signage is exempted, reserved, and does not transfer with title to the property.

Sale for: New Holland Evangelical United Methodist Church

Attorney: Linda Kling; Kling, Deibler, Glick

New Holland PA 717-354-7700

Details and photos at www.pmorganauctions.com



Auction conducted by PATRICK MORGAN AUCTION SERVICES, LLC, Real Estate and Estate Auction Specialists

PATRICK MORGAN PA-AU003557-L, Mobile 717-278-9202 AND DUSTIN SPENCER PA-AU005927, Mobile 717-203-3225

