

PUBLIC AUCTION

101 ACRE GENERAL FARM



**GPS ADDRESS: 4569 BOWSER ROAD, NEW FREEDOM, PA 17349
YORK COUNTY, PENNA (Southern York County near the Maryland Line)**

**SATURDAY, MARCH 7, 2020
12:00 NOON**

REAL ESTATE: Consists of 101.69 acres zoned Agricultural, 44 acres tillable, 35 acres woodland, 2 acres pasture and homesite. Very private setting, beautiful Colonial 4,795 SF home, 5 bedrooms, 4 baths, country kitchen, great room, all large rooms, a gracious mansion with balconies, 2 story Penna. Dutch bank barn in excellent condition, stone summer house, several other outbuildings. Approximate annual taxes of \$8,619. Property is further described in Deed Book 1878, Page 7967.

TERMS: 10% down on day of auction, balance due on or before April 30, 2020.

OPEN HOUSE: Saturday, February 8, 2020 from 12-3 PM.

DIRECTIONS: Traveling South on Interstate 83 get off at Exit 4, then travel West on Rt. 851 through the Town of New Freedom then right on Bowser Road for approx. 1 mile to farm on left, follow auction arrows.

**FOR COLOR PHOTOS VISIT OUR WEBSITE: www.nelsonbersole.com, OR
www.auctionzip.com - CHOOSE AUCTIONEER #2407**

CONDITIONS BY: Bradley J. Leber, Esquire, Attorney for the Owner, Managing Partner Of Blakey, Yost, Bupp & Rausch, LLP

AUCTIONEERS:

**NELSON L. EBERSOLE
LICENSE #AU-001307-L
717-269-0608**

**LES LONGENECKER
LICENSE #AU-002975L
484-256-1323**