

PUBLIC REAL ESTATE AUCTION

**1.8 Acres Country Property
3 Bedroom 1 Bath Dwelling
Large Backyard, Mature Shade Trees
Sat. March 5, 2022 @ 11 AM**

984 Fallowfield Road Atglen, PA 19310.



Directions: From Gap Rt 41 South, right onto Highland Rd., left onto Fallowfield Rd. Property is on the right.

Property Description: 1.8 acre country property, single family dwelling, with attached 2 car garage. Large Backyard surrounded by mature shade trees. On site well and sewer. Oil furnace heat, good condition and well maintained. Large deck with railing at front entrance. Also included, New 8 KW Honeywell home generator, installed in 2021, 4 years left on the warranty. Beautiful property surrounded by farmland.

Selling a few pieces lawn equipment: 22 Horsepower Cub Cadet lawn tractor, 900+hrs. new engine in 2020. Attachments include, snow blower, grass catcher, chains and wheel weights. Beautiful machine!!

Open House Dates: Saturday February 12, 2022, 1-3 PM and Saturday February 26, 2022, 1-3 PM.

Terms: Down payment of \$ 30,000.00 required day of auction. Settlement on or before May 5, 2022. Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated. Annual taxes +/- \$ 4800.00

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 register 48 hours prior to date of auction. Pre-registration forms are available

Auctioneers Notes: A must see property with lots of potential, beautiful views and an exciting backyard for family and guests.

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

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