

PUBLIC AUCTION

11.9 +/- Acre Country Farm
6 BR 2 Bath 2-Story Dwelling W/ Finished Basement
Barn W/ 8 Horse Stalls, Garage Area & Office/Tack
(2) 32' x 90' Greenhouses W/ Roll-up Sides
Thursday, March 16, 2023 @ 2:00 PM

1011 Prawls Hollow Rd., Peach Bottom, PA 17563 - Lancaster Co.



Directions: From Buck Route 272 South to right onto Prawls Hollow Rd to farm on right.

Property Description: 11.9 +/- acre country property with 3462 Sq Ft 2-story 6-bedroom 2 bath farmhouse new in 2007. 1st floor has spacious kitchen, dining, and family area. Also master bedroom & bath, parlor, and laundry. 2nd floor has 5 bedrooms with closets. House has full finished daylight basement with kitchen & dining area and 2 extra rooms. House is move in ready and has lots of storage space throughout, walk in pantry, gas water heater, coal/wood stove, walk up attic, covered porches and more. Property has 40' x 80' barn w/ 5 stalls and 30' x 40' addition w/ 3 larger foaling stalls. Barn has (3) overhead doors providing lots of garage/storage space. Also has heated office & tack room. Property has well and onsite septic.

Open House Dates: Saturdays February 4th, 11th & 18th from 1-4:00 PM

Terms: Down payment of \$ 50,000.00 required day of auction. Settlement on or before April 28, 2023, Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated. Annual taxes +/- \$ 4534.00. Property is in Act 319 Clean and Green preferential tax assessment.

Auctioneers Notes: Be sure to check out this 11.9-acre Drumore Twp. country property in Solanco School District being offered by motivated sellers. The property's location with Route 272 road frontage provides great potential as crop farm or retail flowers/nursery/produce sales. The barns with stalls, office, tack room and pastures also offer horse or other animal raising options. Farmhouse (new 2006) is move in ready and has finished daylight basement w/ 2nd kitchen. Amish schoolhouse on property, can not be removed and must remain active.

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

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