

Public Auction

**1.47 +/- Acre Southern Lancaster Co. Property
3 BR 1 Bath Ranch Dwelling Completely Remodeled
28' x 40' 2-Story Barn • 17' x 25' Greenhouse
Friday, October 27 @ 5:00 PM**

16 Schoolhouse Rd., Kirkwood, PA 17536 - Lancaster Co.



Directions: Noble Rd to South onto King Pen Rd to left onto Schoolhouse Rd to property on right.

Property Description: 1.47 +/- acre southern Lancaster Co. property. 1358 sq ft house has new kitchen and open floor plan with dining and living rooms with cathedral ceilings. Also 3 bedrooms, 1 full bath, laundry/mud room and large deck with great views. House also has full daylight basement with new wood/coal stove and LP water heater. Barn is 2-story 28' x 40' with 2 box stalls, shop area and 2nd floor storage with outside entrance. Property has 17' x 25' greenhouse, well and onsite septic. All information is deemed to be accurate, but not guaranteed.

Open House Dates: Saturdays Sept. 30th & Oct 7th from 1-4 PM and Thursdays, Sept. 28 & Oct 5th from 5-7 PM

Terms: Down payment of \$ 20,000.00 required day of auction. Settlement on or before January 5, 2024, Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated. Annual taxes +/- \$ 2524.00

Attention Realtors: 1% broker participation offered to Realtors with pre-registered buyer. See website for details.

Auctioneers Notes: A very secluded 1.47-acre property with a dwelling that was formally a double wide that has been completely remodeled in 2023 to a stick frame rancher. Also included is the 2-story barn and the greenhouse. This Little Britain Twp location in Solanco School District is private and peaceful and being offered by motivated sellers.

For more pictures go to: www.beiler-campbellauctions.com • www.auctionzip.com • www.GoToAuction.com

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