

Public Auction

2-Story Log Dwelling W/ Timber Frame Addition

3.7 +/- Acre Private Wooded Parcel

Thursday, March 14 @ 6:00 PM

629 Pumping Station Rd. Kirkwood PA 17536 - Lancaster Co.



Directions: From Kirkwood Route 472 North to right onto Pumping Station Rd property on right.

Property Description: 3.7 +/- acre partially wooded property with 2-Story log dwelling w/ connecting timber frame addition. Main home has 2 bedrooms and 1 1/2 baths. House has large kitchen w/ 2 sinks, dining & living room w/ gas heater. 1st floor bedroom and laundry. 2nd floor with loft/2nd bedroom and large walk-in closet. The timber frame look addition features 1 bedroom and 1 full bath. Also 18' x 16' family room. The addition has 12' high ceilings throughout w/ recessed lights. Also, some wood walls, floors, and ceilings. Main house with wide plank wood floors, exposed beams, cathedral ceiling loft, private back porch, and enclosed front porch with lots of windows. House has gas heat, central air, onsite septic and well. Property also has outside run in shed and 2 storage sheds.

Open House Dates: Saturdays March 2nd & 9th from 1-4 PM And Thur. Feb. 29th & March 7th from 4-6 PM

Terms: Down payment of \$ 35,000.00 required day of auction. Settlement on or before April 30th, 2024 Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated. Annual taxes +/- \$ 5346.00.

Attention Realtors: 2% broker participation offered to Realtors with pre-registered buyer. See website for details.

Auctioneers Notes: A very unique 3.7 acre wooded country property with lots of privacy. The log home and timber frame addition have endless possibilities. Property has walkways, fences, gardens and stonework. A vision and a little work will restore this property to its original splendor. All information is deemed to be accurate, but not guaranteed.

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

BEILER-CAMPBELL
AUCTION SERVICES



AY# 002026

www.beiler-campbellauctions.com • 888-209-6160

Auctioneers:

Christ Taylor 717-371-1915 AU# 005421

Harold Martin 717-738-4228 AA# 019488

Seller: Patrica L. Dubosq Estate – Cathy 484-368-6416

Attorney: Jeff Shank 717-786-4044

