

Public Auction

2.3 +/- Acres • 2 Dwellings

Barns & Outbuildings

Thursday, April 11 @ 6:00 PM

453 Hollow Rd., Quarryville, PA 17566 - Lancaster Co.



Directions: From Quarryville East on Valley Rd (Route 372) to properties on corner of Valley Rd & Hollow Rd

Property Description: Main house is 2-story with 5 bedrooms and 1 full bath. 1st floor has kitchen, dining room and living room. Also 2 bedrooms and full bath. 2nd floor has 3 additional bedrooms. House has attic, covered front porch & enclosed rear porch. A new roof and gas furnace were installed in 2023. Tenant house is ranch style with daylight basement and 1-car garage. Also 2 bedrooms and 1 full bath. Tenant house in need of remodel or upgrades. Dwellings have separate electric service & wells but have shared sewer. Property also has 24' x 42' block building (former butcher shop) and (2) 2-story barns 20' x 30' & 20' x 20'. Outbuildings all in need of substantial repair

Open House Dates: Saturdays March 9th & 16th from 10AM - 12 Noon & Thursday March 7th from 5 - 7 PM

Terms: Down payment of \$ 25,000.00 required day of auction. Settlement on or before May 31st, 2024, Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated. Annual taxes \$ 3877.00 +/-

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

Auctioneers Notes: Check out this opportunity to buy acreage in southern Lancaster Co. Bart Twp., Solanco School District. Rental income potential with 2 dwellings. The 3 outbuildings could be repaired but also provide the option of replacing with new barn or garage. 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

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