

# PUBLIC AUCTION - NEW DATE

**5 Bedroom 3 Bath Rancher w/ In-Law Suite  
24' x 40' Shop/Garage Building • 2.2 Acres  
Electrical Tools, Equipment, New & Used Inventory  
Allmand TLB 325 Loader • Generators • Welder • Furniture  
Sat, June 27, @ 10:00 AM - Real Estate @ 12:00 Noon**

**2412 Ridge Rd, Elverson, PA 19520 - Chester County**



**Directions:** From Elverson Route 23 East to property on Right.

**Property Description:** Main level w/ 3 bedroom & 2 bath. 9' x 20' dining & kitchen w/ granite counter tops. 11' x 16' Master bedroom & full bath. 12' x 15' & 11' x 12' bedrooms & full bath. 13' x 14' office & 12' x 12' den/craft room. 12' x 20' living room w/ French doors leading to large wrap around deck overlooking the spacious backyard. Oak hardwood floors in bedrooms, living room, foyer, office & den. Skylights in kitchen & Master bedroom. Lower level w/ separate daylight entrance in-law suite has 11' x 15' & 11' x 11' bedrooms & full bath. 11' x 18' kitchen & dining area & 11' x 15' living room. Generac 10KW standby unit powered by Mitsubishi LP engine. Well and new septic. 1000 gal underground LP tank for forced hot air heat. House has lots of closet space, ceiling fans, recessed lighting & central air conditioning. Insulated 24' x 40' steel frame shop, complete w/ water, heat & electric and (3) overhead doors

**Open House Date:** Thursday, June 4, 30, 6-8PM and Saturday June 6, 1-3PM

**Terms:** Down payment of \$ 25,000.00 required day of auction. Settlement on or before August 26th 2020. Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated. Annual taxes \$ 6459.00 +/-

**Attention Realtors:** 1% Broker Participation being offered to Realtors who preregister their buyers and who become the successful bidder on day of auction. Preregistration forms are available at [www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com)

**Electrical Tools & Equipment & Generators:** Allmand TLB 325 w/ loader & backhoe, Kohler 60KW generator LP, 15KW Onan generator LP, Craftsman & B&S generators, Systematic mig welder w/ spool gun, 30 Ton shop press, Ridgid sewer machine (like new), Carolina metal cutting bandsaw, BMI Harmonic meter w/ printer, Hypot oil tester, Greenlee conduit bender w/ 8 dies (missing hyd pump), Greenlee knock out punches, hot stick, lots hand conduit benders, jack reel stands, Hilti core drill, Milwaukee hammerdrill & sawzalls & other power tools, torch set, pallet jack, shovels, picks & other hand tools

**Inventory:** 2 boxes new lighted exit signs, new emergency lights, large & small boxes & panels, large & small, new & used fuses & breakers to 400 amp, new & used AC & DC motors, lots misc electrical boxes, connectors & fittings, lots metal pipe fitting, shelving, racks, bins & organizers

**Furniture & Misc:** BMI exercise unit w/ 220+ lbs weights, matching sofa & loveseat w/ reclining ends, oak computer desk w/ extra storage, Kitchen Aid washer, GE dryer, CI pot belly stove, old engraver

**Auctioneers Notes:** All appliances included in both levels. New septic to be installed by settlement. Shop area offers great business potential w/ an excellent location. Lower level is currently rented with tenants willing to stay.

For additional pictures go to [www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) • [www.auctionzip.com](http://www.auctionzip.com) • [www.gotoauction.com](http://www.gotoauction.com)

**BEILER-CAMPBELL  
AUCTION SERVICES**



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[www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) • 888-209-6160

**Auctioneers:** Harold Martin 717 738-4228 AA#019488

Wilmer Martin 717-333-4881 AA#019644

Christ Taylor 717-371-1915 AU#005421

**Attorney:** Sam Goodley 610-998-1000

**Seller:** Dave & Gwyn Groh 484-645-1172







For additional pictures go to: [www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) • [www.auctionzip.com](http://www.auctionzip.com) • [www.gotoauction.com](http://www.gotoauction.com)

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