

PUBLIC AUCTION

15.9 +/- Acre Lancaster County Farm - 2 1/2 Story 5 BR Dwelling 3 1/2 Baths
Bank Barn • Run In Sheds • Fenced Pastures •
Farm Equipment • Tools • Antiques • Household Items •
Saturday, July 11 @ 8:30 AM • Real Estate @ 12:00 Noon

1156 Silver Spring Rd Holtwood, PA 17532 - Lancaster County



Directions: Route 372 to Route 272 South turn right on Silver Spring Rd. to property on left.

Property Description: Impressive 15.9 acre farm featuring 2 1/2 story, 3867 sq ft custom built dwelling w/ 5 Bedrooms & 3 1/2 baths. 1st floor has kitchen w/ granite counter top, appliances & breakfast nook. 23' x 22' family room with granite fireplace & dramatic 2-story ceiling. Main floor master bath & bedroom. Also dining room & living room. Laundry room & 1/2 bath. 2nd floor with 4 bedrooms & 2 full baths and 16' x 15' office. Open loft/study overlooking family room. Daylight basement w/ large entertaining room & 15' wet bar. Also 1/2 bath and storage room. House features many extras as hardwood floors, walk in cedar closets, skylights, Anderson windows & solid wood doors, covered front & rear porches & oversized attached 2 car garage. 60' x 40' bank barn w/ 4 box stalls. 20' x 16' run in shed w/ headlocks. 30' x 36' run in/storage shed. 26' x 16' chicken house w/ pasture access. On site septic & well w/ UV light & RO unit. Propane water heater & forced air heat; Property has many appealing features as 64 panel 17.92 KW solar system, & paved, tree lined driveway with Maple, Bradford Pear & Flowering Crab Apple. 15.9 acre farm w/ 8 fenced pastures w/ waterer's & app. 8 acres in hay.

Open House Dates: Saturday: June 27, 1-4 PM, Or contact sellers or auctioneers for a private showing
Please contact the auctioneer prior to the open house to be sure it is still on.

Terms: Down payment of \$ 50,000.00 required day of auction. Settlement on or before Sept. 4, 2020 Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated. Annual taxes \$ 4201 +/-

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

Auctioneers Notes: Rare opportunity to buy a Lancaster Co. farm offering so much potential as grazing an/or produce/crop farming. Pride of ownership evident w/ quality construction & maintenance. Watch for future ads with itemized lists of farm equipment, woodworking tools, antiques & households. Call auctioneers or seller with questions.

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

BEILER-CAMPBELL
AUCTION SERVICES



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

Auctioneers: Christ Taylor 717-371-1915 AU#005421
Harold Martin 717 738-4228 AA#019488

Attorney: Sam Goodley 610-998-1000

Sellers: Shawn & Debra Sweda 717-715-2438





Farm Equipment & Lawn & Garden: Mahindra 5010 HST tractor w/ loader & cab 4WD 414 hours (**very nice**); NH TC25D tractor 4WD w/ loader; NH 630 round baler; I&J 7' sickle bar mower (**like new**); Bush Hog HT 210 rotary rake; (**like new**); NH 256 rolabar rake; 5' County Line 3pt tiller; Agri Fab pasture vac; County Line 5' box scraper, 6' stone rake & 1-row cultivator; 6' harrow w/ rolling basket; Befco 6' finish mower; King Cutter 7' blade; post hole digger; 10' pasture drag w/ 3PT lift; Fimco 60 gal. 3pt sprayer w/ pto pump & 10' boom; ; 25 gal. 12V sprayer; metal cart; alum. ramps; clamp on forks; (2) Farm Force bale spears; hay feeders; 3pt trailer hitch; 3pt weeder; 3pt potato plow; JD 757 Zero-Turn mower w/ newer engine; Troy-Bilt Horse roto-tiller; push mowers & string trimmers; lawn spreaders & seeders; ladders; misc. mesh, high tesile & other fencing & chargers; stock tanks; hand tools as shovels, rakes, brooms, gas cans and much more

Truck & Trailers: '05 GMC 3500 SLT Dually diesel truck w/ Leer cap, 5th wheel hitch, 4WD, auto, 216K miles; '08 Dalton Enterprises 7K 16' stock trailer 5th wheel; Pequea 3500# 6'x12' trailer; Burkholder 5'x8' dump trailer;

Woodworking Equipment, Lumber & Building Materials:

Bridgewood shaper w/ power feeder; Jet 15" planer; Bridgewood & Rockwell & Ryobi 10" table saws w/ fence; Rikon 10-325 14" vertical band saw w/ fence; Porter Cable Jet Stream air compressor; Dewalt & Makita sanders; Makita miter saw on stand; Porter-Cable 24" dovetail jig; Yates American lathe; Bridgewood dust collector; Craftsman belt/disc sander; Guardian 15KW generator; (5) ceiling fans (**new**); wood cabinets new in box; lots misc. power tools as saws, drills, grinders, air hoses, ext. cords, flood lights and more; lathe tools; many new & used interior & exterior doors & window; misc. rough cut & other wood as Red & White Oak, Black Walnut, Poplar & Paulownia and more

Antiques, primitives & collectibles: Jukebox w/ '70's record (needs work); corn sheller; barber's chair; hutch w/ 2-door glass top; roll top desk; cobbler's bench; dresser; secretary's desk; (6) framed Doris Hough original canvas paintings; Underwood Standard typewriter; 50+ peanut butter glasses; lots agate ware, milk bottles, old pots & pans, blue jars, German bowls & other antique glassware; tins, buckets, decor & other collectibles; feed chest; kero lamp; patchwork quilts & braided rugs; antique rocker

Households, Furniture, Games & Exercise: 5' sq. & 4 1/2' sq. bar height tables w/ 6 chairs each (**nice**); Sportcraft Turbo air hockey table (**nice**); slate pool table (**nice**) w/ all accessories & billiards light; electronic dart game; slot machine; wicker patio furniture; desks & drafting tables; electric recliner; dresser w/ top; cedar chest; (16) bar stools, some w/ backs; Nordictrac 1300 Elliptical; Life rider exercise machine; Life Fitness stair stepper; many Lionel train sets; racks & shelving; folding chairs; porch chairs; children's chairs & tables; school desks

Miscellaneous: New 2-seat pony wagon w/ matching leather harness; 2 new saddles, blankets & bridles; Honda 50R mini bike; new windmill in box; 2-scooters; saddles & racks; plus lots more small tools & households too numerous to mention.



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