

PUBLIC AUCTION

14.7 +/- Acre Lancaster County Equine Farm
Crescendo Training Centre

Indoor & Outdoor Arenas • Barns • Stables • Pastures
2 1/2 Story 3 BR Dwelling w/ 2 Bath

Horse Trailers • Truck • Tractors • Tack • Households

Sat., July 25 @ 10:00 AM • Real Estate @ 12:00 Noon

288 S. Fairmount Rd. Ephrata, PA 17522 - Lancaster County



Directions: Route 222 to Route 322 East to right on E. Farmersville Rd, Left onto S. Fairmount Rd to property on left

Property Description: 14.7 acre equine farm w/ 36 stall boarding capacity featuring 80' x 180' indoor arena w/ lights & dust free sand footing; 100' x 200' outdoor arena; 74' x 84' horse barn w/ double row stalls, wash bays, foaling stall, tack & feed rooms, office, lounge, kitchen, laundry, half bath, bridle boxes & 2nd floor hay storage; 32' x 80' horse barn w/ 12 stalls, feed and tack rooms and wash bay. 24' x 36' garage/workshop. 32' x 64' barn/run in shed w/ 4 stalls. 11 fenced pastures. 2 1/2 story house w/ 17' x 30' kitchen, dining and family room area, wood stove w/ stone hearth & wood storage. Also 11' x 20' living room, office, sewing room, full bath & laundry/mudroom. 2nd story w/ 3 bedrooms & full bath w/ walk-in shower and double vanity. Basement w/ outside entrance, concrete floor and cold cellar. 12' x 18' deck and large wrap around porch. House has many recent updates including new roof '18 & kitchen floor '20.

Open House Dates: Thursdays June 25 & July 2, 5-7 PM also Saturdays June 27 & July 4, 1-4 PM
Or contact sellers or auctioneers for a private showing

Terms: Down payment of \$ 75,000.00 required day of auction. Settlement on or before Sept. 24, 2020
Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated. Annual taxes \$ 6079 +/-

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: Due to the unfortunate passing of professional & decorated trainer & judge Kristine Phelps we are offering at public auction this beautiful fully operational Lancaster Co. Equine Farm in a great country location offering boarding, training & showing potential. Both indoor arena & large horse barn built new in 2009. 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: (Late) Kristine Phelps & Rich Colyer 717-468-4075





Truck & Horse Trailers: '18 Chevy Duramax LTZ Dually truck, 1 owner, 4WD, 12K miles in like new condition; Featherlite 5 horse slant load horse trailer w/ front tack room, bought new in '18, excellent condition; '06 Featherlite 4 horse slant load trailer; Worthington 6' x 14' alum. tandem axle 4400 LBS trailer

Tractors, Equipment, Woodworking & Misc: 2010 New Holland 3045 tractor w/ C/H/A 4WD, hydro & loader, 1000 hours; New Holland TC34 tractor 4WD loader & hydro, 2400 hours; Zimmerman 28' elevator w/ higher sides; Road Runner 6' driveway grader; 2- Q/A pallet forks; 4' lawn roller; 3PT trailer hitch; 6' scraper blade; 15 gal. 12V sprayer; lawn cart; apx 5 cord hardwood firewood; torch set w/ small tanks; floor jack; Lincoln spool gun att.; ST 826 Ford snowblower; Conestoga belt & disc sander; Shop Master 6" jointer; Homecraft vertical bandsaw; 12-speed drill press; Dewalt & Craftsman drills; frost free hydrant; soda & snack vending machines; 1/2" & 3/4" OSB, plywood & misc 2x4, 4x4 & 6x6 lumber; step ladders; lots misc. shop related hand tools; shelves & organizers; spouting & fencing supplies; misc. wire & electrical; public address system; tri-axle load blacktop millings; large pcs. limestone landscape rocks; misc alum. dia. plate & sheets; misc steel channel & tubing

Tack & Horse Related: Numerous Western & English saddles; hay feeders; large amount of bridles, bits, hats, blankets, whips, coolers & saddle pads & girths, tack gear & saddle bags & carriers, tack trunks; misc. harnesses; farrier items; large amount wheelbarrows, feed carts, buckets, water & feed tubs, forks, shovels & brooms; salt blocks & other horse health supplies

Households & Furniture: Maple bar height table w/ 4 swivel bar stools; oak kitchen table & 4 chairs; Maple table w/ hinged top; sectional reclining sofa; 2-twin size bedroom suites; coffee & end tables; 3-door hutch; display cabinet; secretary & other desks & chairs; sofa & sofa bed; sewing cabinet; US electric meat slicer; Cuisinart pressure cooker; new 22 qt. roaster; Showtime Pro rotisserie; wood stove; 10-folding bench/tables; several folding tables & apx 40 chairs; upright freezer; file cabinets; trash cans; ice chests; massagers; Share drums 14"; 2 boxes Breyer horses & stables; misc. china, glassware & kitchen items; wooden display box; laminator; book cases & large amount books; Cannon T70 camera & other electronics

