

PUBLIC REAL ESTATE AUCTION

Historical 1766 Sandstone Dwelling
2 1/2 Story 5 Bedroom, 1 Bath • .63 Acre
20' x 18' Garage • 10' x 16' Horse Barn
Thurs., Sept 24 @ 6:00 PM

4452 Division Highway, East Earl, PA 17519 - Lancaster County



Directions: From Blue Ball, Route 322 East to property on the left

Property Description: Featuring a spacious 3360 sq. ft. 5 bedrooms, 1 bath sandstone dwelling. 1st floor has remodeled kitchen with new cabinets, granite countertops and double oven. Dining, living rooms and foyer all have hardwood floors. 2nd floor has 5 bedrooms and 1 remodeled bathroom with claw foot tub. 1st floor laundry with 2nd floor storage and smoke room with meat hooks in ceiling. 62' long covered front porch complementing repointed stone house front. LP gas furnace with hot water heat. Public water & sewer. 20' x 18' block garage with concrete floor. 10' x 18' barn with feed room. Also garden & play areas.

Open House Dates: Thursdays Aug. 27 & Sept. 3, from 5-7 PM & Saturday Sept. 5, from 10 AM - 12 Noon
Or contact sellers or auctioneers for a private showing

Terms: Down payment of \$ 20,000.00 required day of auction. Settlement on or before November 9, 2020
Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated. Annual taxes \$ 2295 +/-

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: An excellent opportunity to purchase a country property with a large 3360 sq. ft. sandstone dwelling constructed in 1766. Property has tremendous history as a General Store and residence, being in the political Wallace family for over 200 years. House has many recent updates including a remodeled kitchen with new cabinets & granite countertops, as well as the dining room and bathroom. Historical house with wide plank floors (some refinished), solid wood doors, stone walls and other original features allow the buyer to renovate remaining rooms to it's previous charm. Go to www.beiler-campbellauctions.com for the story and history of this property.

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

Auctioneers:

Wilmer Martin 717-333-4881 AA#019644

Christ Taylor 717-371-1915 AU#005421

Harold Martin 717 738-4228 AA#019488

Attorney: Kling & Deibler 717-354-7700

Sellers: John & Annetta Martin 717-283-5109

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AUCTION SERVICES



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