

PUBLIC REAL ESTATE AUCTION

16 Acre Farm with Double Farm House

Bank Barn, Horse Barn, Tillable Acreage & Pastures

Saturday, October 31, 2020 - @ 9 AM - RE @ 12 Noon

860 Hartman Station Rd, Lancaster, PA - Lancaster County



Directions: Rt.340 West, right onto Mt Sidney Rd, straight on Hartman Station Road, go approx. 1.4 miles to property on the left.

Description: Amazing Lancaster County farm with two unit farmhouse. Finished basement. Comes with a large bank barn containing cattle facilities in lower level. Bring your horses and enjoy this 10 stall stable. Lots of opportunity!

East Lampeter Township, Conestoga Valley School District

Tax Parcel # 310-50092-0-0000, Act 319 Clean & Green, Taxes \$ 6,277

- **Main House** - 6 bedroom, 2 bathrooms, Hardwood kitchen cabinets, family room and formal living room, bonus kitchen on second floor. Hardwood floors, oil heat, and indoor coal furnace
- **Daudy House (in-law-suite)** - 3 bedrooms, 2 bath, Oak kitchen, hardwood floors, finished basement with utility kitchen
- **Outbuildings**- 50 x 104 Bank Barn w/granary & tobacco/cattle area on ground level, 10 stall-30x50 horse barn with water and electric, 16x38 Run-in Shed w/water, 12 x 20 shop, 8 x 12 garden shed, 12 x 24 storage barn, 9 x 15 milk house.
- Established pastures and gardens, mature landscaping, level lot. 6 ton Galvanized Coal Bin, Propane tank. Great location with spectacular views, on site water from spring, on site sewer

Open House (if so permitted): Tuesday, September, 22nd 4 - 7 PM & Saturday, September, 26th 1 - 4 PM
(Please contact the seller directly with any questions regarding the Open House)

Terms: Down payment of \$75,000 due day of auction. Settlement on or before January 5, 2021 Buyer pays 2% PA state transfer tax. Real estate taxes will be prorated.

Attention Realtors: 1% Broker Participation offered to Realtors who preregister their buyers & who becomes the successful bidder on the day of the auction. Preregistration forms and photos are available online. Must register 48 hours prior to date of auction.

For additional docs & photos go to: www.beiler-campbellauctions.com • www.auctionzip.com • www.gotoauction.com

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AUCTION SERVICES



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Auctioneers:

Elvin Stoltzfus (610) 333-5447 AA #019514

Christ Taylor (717) 371-1915 AU# 005421

Sellers: David J Beiler (717) 629-6439

Attorney: James Clymer (717) 299-7101



Equipment: Lx565 New Holland skid loader 10,300 hours w/ 72" utility bucket, David Bradley walk behind tractor, Howard rotavator (5 ft.), 8 horsepower Briggs & Stratton-HorseTroy-Bilt tiller, 48 in. pallet fork, 66 inch utility fork w/grapple, 7 1/2 ft skid loader snow blade, 5x13 New Idea manure spreader-PTO driven-Model 215, Hanson sprayer. 28 ft-engine driven, 721 diesel Grass hopper 48 inch mower, 275 Hustler Excel gas with 72 inch deck, ladders, building supplies, tools, and much



For more information, pictures and forms go to:

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