

# PUBLIC REAL ESTATE AUCTION

1 +/- Acre Peach Bottom Area – Southern Lancaster County  
3 Bedroom • Brick Ranch Dwelling • 3 Stall Horse Barn  
Monday, October 14, 2024 @ 5:00 PM

2006 Cherry Hill Road, Peach Bottom, PA 17563



**Directions:** Rt 222 South of Rt 272. Go straight onto Pilottown Rd., right onto Rigby Rd., left onto Cherry Hill Rd., to property on the right.

**Property Description:** Situated on approximately one acre in the serene Peach Bottom countryside, this ranch-style brick residence spans 2,500 square feet, offering a blend of spacious living and rustic charm. The well-maintained home features three bedrooms and one full bath, complemented by a thoughtfully designed layout that includes a first-floor kitchen and an attached two-car garage for added convenience. The property includes a well-appointed two-stall horse barn, providing ample space for horses or other livestock. The expansive backyard offers a tranquil retreat and ample room for outdoor activities or gardening. A walkout basement, complete with a garage door for easy access to yard equipment, while adding practical storage solutions. This Peach Bottom property presents a rare opportunity to experience rural living at its finest.

**Open House Dates:** Saturday Sept. 21, 2024, 11-2 PM  
Saturday Oct. 5, 2024, 11-2PM

**Terms:** Down payment of \$25,000 required day of auction. Settlement on or before December 21, 2024. All transfer taxes paid by buyer. Real estate taxes will be prorated.

**Annual Taxes:** +/- \$3188

**Bridge Loans Available:** Call auctioneer for details.

**Auctioneers Notes:** Be sure to check out this beautiful property. Owners took pride in upkeep and details of this property. Secluded & surrounded by farmland. All pasture for horses or pets. Owner is relocating & motivated to sell. All information is deemed to be accurate but not guaranteed.

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AUCTION SERVICES



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**Auctioneer:**

Alphie Stoltzfus 717-629-3722 AU# 006318

**Sellers:** Eli & Martha Esh

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





