

Multi-Parcel Real Estate Auction

Parcel #1(3 Units) • +/--.87 Acre • w/2-Unit House & Mobile Home

Parcel #2 (2 Units) • +/--.76 Acre • w/ 2 Mobile Homes

Tuesday, October 1, 2024 @ 5:30 PM

274-278 Black Barren Rd., Peach Bottom, PA 17563 – Lancaster County



Directions: From Lancaster South on Rt 222/Robert Fulton Hwy, turn Right on Black Barren Rd to both properties.

Parcel #1: Comprising 274, 276, and 278 Black Barren Rd., this property spans 0.87 acres and features two units: a two-story home and a mobile home. Located in a rural setting, it includes an onsite well and a large sand mound septic system installed in 2019. The septic system is shared with one mobile home on Parcel #2. This property represents a promising income-producing investment opportunity. Taxes +/- \$2655.

Parcel #2: Comprising 275 and 277 Black Barren Rd., this 0.76-acre property features two mobile homes and ample yard space. It includes an onsite well and a septic system. The septic system serving the top and bottom mobile homes is shared with Parcel #1. This property offers excellent income potential.

Taxes +/- \$1531.

Bridge Loans Available: Call Auctioneer for details.

Open House Dates: Thursday, September 12, 2024 from 5-7 PM and from 4:30-5:30 PM before the auction.

Attention Realtors: 1% broker participation offered to Realtors with pre-registered buyer. See website for details.

Terms: \$20,000 down payment per parcel day of auction. Settlement on or before November 15, 2024. 2% Transfer taxes to be paid by buyer, real estate taxes prorated from settlement day.

Auctioneers Notes: Don't miss these great income producing opportunities to own property in the country, fully tenant occupied with some long-term tenants. All information is deemed to be accurate but not guaranteed.

For additional pictures go to www.beiler-campbellauctions.com or www.GoToAuction.com or www.auctionzip.com

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