

REAL ESTATE AUCTION

12.6+/- Acres Vacant Land

Friday, Nov. 1, 2024 @ 2:00 PM

169 Cemetery Road, Nottingham, PA 19362 – Chester County



Directions: Route 272 to west on Cemetery Road, to property on left.

Property Description: 12.6+/- Acres of vacant land. Level to gently sloping. 7+/- Acres tillable and 5+/- Acres woods. Good amount of harvestable timber, (timber estimates completed). Great soil scores (higher than county average). Property in Act 319 Clean and Green – Cheap taxes (\$236.00). Close proximity to Nottingham Park and Glen Roy Preserve. There is an older existing septic system on the property but cannot guarantee its usage.

Open House Dates: Property can be viewed anytime!

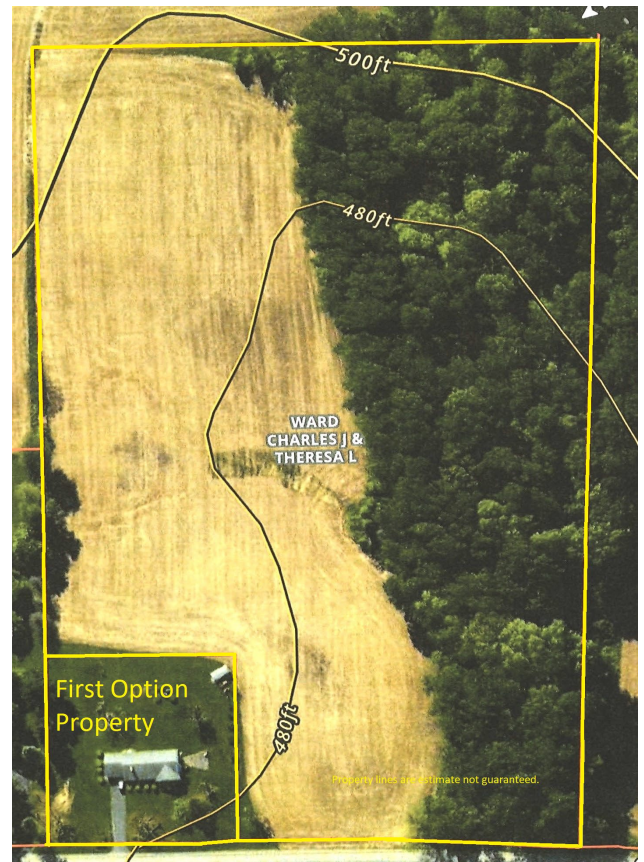
Attention Realtors: Broker participation of 1% offered to Realtors with a preregistered buyer, who is the successful high bidder day of the auction. See website for details.

Terms: Down Payment of \$25,000 required day of auction. Settled on or before December 27, 2024. Transfer taxes to be paid by the buyer. Real Estate taxes shall be prorated. Annual Yearly Taxes +/- \$236.00. Act 319 Clean and Green.

Bridge Loans Available: Call auctioneer for details.

Auctioneers Notes: Great opportunity to design your own farm. Many uses – Produce, Tobacco, Equestrian, Livestock, and/or Lay out recreational trails in the woods, etc. Seller is offering a 1st option on neighboring home and 1+/- acre when seller decides to sell in the future. Don't miss this property! Call auctioneer with any questions.

All information provided 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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AUCTION SERVICES



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Seller: Theresa L. Ward

