

Public Real Estate Auction

Saturday, March 29, 2025 @ 11:00 AM

0.42+/- Acre • 3 Bedroom House • 1 ½ Bath

14'x 20' Horse Shed • 12'x 24' Carport

2349 Little Hill Rd., Narvon, PA 17555, Lanc. Co. – Eastern Lanc. Co. School District

Directions: From Morgantown, Rt 23 W., turn S. onto Shirktown Rd., R. onto Little Hill Rd, Property on Right.
From Honey Brook, Rt. 10 N., L onto Shirktown Rd., L onto Little Hill Rd., Property on Right.

Property Description: Frame, stone and vinyl Ranch, 3 bedroom, 1 ½ Bath dwelling. All vinyl insulated replacement windows. Kitchen with bar, vinyl flooring, open steps with railing to basement. Dining room with ceiling fan, large Family room with 1 brick showcase wall, large picture bay window, 3 bedrooms with closets, 1 with carpet. Full bath with walk in shower, tile floor, hardwood floors throughout. Large 13'x24' 1 car garage with half bath. Steps to basement/laundry, full basement, brick hearth and chimney for wood stove, laundry and can storage. Central air, all electric baseboard heat and hot water heater.

Barn/Storage Shed: 14'x20' insulated with horse stable, gable OH door, electric wired, 12'x 24' carport attached to house. 10'x 20' Concrete patio and paved drive.



Terms: \$30,000 Down payment required day of auction balance due at settlement. Transfer taxes to be paid by the buyer. Real Estate Taxes to be prorated. **Annual Taxes: \$2605. Settlement on or before May 14, 2025.**

Open Houses: Sat., March 8, 1-3 PM, Sat., March 22, 1-3 PM

Attention Realtors: Broker participation offered to Realtors w/ pre-registered buyer. See website for details.

Bridge Loan Available: Call auctioneer for details.

Auctioneer Note: This is a well-kept maintenance free rural property in the Conestoga River valley w/ a southern exposure overlooking large agriculture fields, distant farm buildings and wood lands. On Site sewer and well, Located just inside the Lanc. Co line w/ all Chester Co amenities at your fingertips and desirable Eastern Lanc, Co School Dist. low property taxes, Minutes from Morgantown and Honey Brook. This is one property you don't want to miss if you're looking for a good starter home.

For more information, pictures and forms go to:

www.beiler-campbellauctions.com • www.auctionzip.com • www.GoToAuction.com

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AUCTION SERVICES



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Auctioneers:

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