

Public Real Estate Auction

Thursday, May 15, 2025 @ 6:00 PM

**1.8+/- Acre, 2 Story-3 BR House, 2800 Sq. Ft. Shop/Barn
.57+/- Acre Adjoining Lot, Public Water & Sewer**

116 & 114 Center Ave., Terre Hill, PA 17581, Lanc. Co – Eastern Lanc Co. School

Directions: From Main St., Terre Hill (Rt 897) take Center Ave. towards Linden St. to properties on right.



Property Description: Brick and frame 2 story-3 bdrm. 2 bath dwelling, Insulated windows, 1st floor laundry in enclosed garage, eat in kitchen, Living Room, full bath, Tile and vinyl floors throughout, Hot water baseboard heat by oil fired boiler, Partial basement, Sunroom and deck, 275 gal. oil tank.

2nd floor: 3 bedrooms with carpet and closets, 1 bathroom w/ tile floor.

Barn/Shop: 2800 sq. ft. cement block, metal siding and roof shop, 2 OH garage doors, Bridge crane and wash bay drains, mostly 2 story gambrel roof. Some open cathedral ceiling, LP fired hot water heated floor, bathroom, 500 gal. LP tank. Property has public sewer and water.

Parcel #2: 0.57+/- Acre open well drained level adjoining lot that has previously been developed but is cleaned down to bare dirt and seeded in grass. Ready to build your dream home.



Terms: \$30,000 Down payment required day of auction on 116 Center Ave, and \$10,000 on 114 Center Ave., balance due at settlement. Transfer taxes to be paid by the buyer. Real Estate Taxes to be prorated. Annual **Taxes: \$4813 (116 Center), & \$1166 (114 Center). Settlement on or before July 15, 2025.**

Open Houses: Thurs. April 24, 6-7:30 PM, Sat. April 26, 1-3 PM, Tues. May 6, 6-7:30 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 large property in a quiet part of the Boro with a lot of opportunity. Frame and brick dwelling surrounded by magnificent brick pergola, bell tower, and retaining walls. A paved drive with a cul-de-sac at rear. Lg. 2 story shop w/ heated floors, a bridge crane and overhead doors. Mature shade trees and raised bed gardens.

Adjacent half acre open lot w/ public sewer & water available will be sold separate.

For more info., pictures and forms go to: www.beiler-campbellauctions.com • www.auctionzip.com • www.gotoauctions.com

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AUCTION SERVICES



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