

# BRICK RANCH HOME PUBLIC AUCTION

HOME|GARAGE| .26 ACRE COUNTRY PROPERTY

BERKS COUNTY



## 27 Kempsville Road | Kutztown, PA 19530

Directions: From Kirbyville East on Rt. 222, turn left on Kempsville Rd., to property on right.

### PROPERTY FEATURES

- Kitchen (Remodeled in 2023) Painted cabinets w/LVP Flooring
- Brick Ranch w/ 2 bedrooms, living room & blacktop driveway
- Bathroom (Remodeled in 2023) Tub shower
- Water Filtration System (New in 2023)
- Stainless Appliances (New in 2023)
- Attic space for storage & full basement with laundry area
- Large 2 car garage
- The roof has recently been replaced
- Onsite Septic & Well
- Taxes: \$3572.00 +/-, Tax Parcel 72-5432-02-89-0542
- Richmond Twp., Fleetwood Area School District
- **Broker Participation Offered** – see website for details

### OPEN HOUSE

**Tues., Apr. 22, 6-7 PM,**  
**Sat., Apr. 26, 10 AM – 12**  
**Thurs., May 1, 6-7 PM**  
For a private tour call:  
Wilmer 717-333-4881  
Wilson 610-451-8645

### AUCTION

**DATE**

Friday,  
**May 9,**  
**2025**  
6:00 PM

### TERMS

Security Deposit on Auction Day - \$20,000 \*  
Settlement on or before June 13, 2025  
\* Taxes prorated to date of settlement \* Buyer  
pays 2% PA State transfer tax.

**Bridge Loans Offered** – call auctioneer for details  
*All information is deemed accurate but not guaranteed*

**AUCTIONEER REMARKS** Welcome to this well-built brick rancher with an attached oversized garage/shop space and bonus second floor room. Updated floors, windows and shingle roof. Ready to move in!

For additional pictures go to [www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) or [www.GoToAuction.com](http://www.GoToAuction.com) or [www.auctionzip.com](http://www.auctionzip.com) #38803



**BEILER-CAMPBELL**  
AUCTION SERVICES

beiler-campbellauctions.com • 888-209-6160 AY#002026

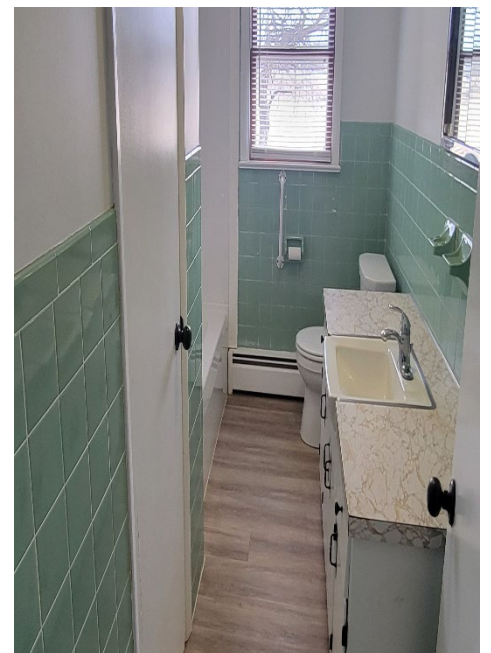
### AUCTIONEER

**Wilmer Martin 717-333-4881 AU# 006086**  
In conjunction w/EXP  
Realty – Wilson  
**Zimmerman 610-451-8645**

### SELLERS

**Clair & Jane Martin**  
Attorney  
Glick, Goodley,  
Deibler & Fanning.  
LLP 717-354-7700





For additional photos go to [beiler-campbellauctions.com](http://beiler-campbellauctions.com) or [GoToAuction.com](http://GoToAuction.com) or [auctionzip.com](http://auctionzip.com) ID# 38803