

# 14 ACRES

# PUBLIC AUCTION

LUXURY HOME | GUESTHOUSE | LARGE PATIO

**SNYDER COUNTY**



## 2477 Ridge Rd | Richfield, PA 17086

Directions: From 11/15, take PA 104 North for 6.5 miles to Buckwheat Valley Rd. Turn left and go 4.2 miles then left on Ridge Rd to Auction on left. Watch for signs!

### PROPERTY FEATURES

- 1920s Craftsman Style Sears Home w/ Guesthouse
- 3000+ square feet of Luxury Living Space in the Main House
- First Floor Master Suite w/ His/Hers Closets & Bathroom, Fireplace & Access to Front Porch
- 3 Bedrooms & 1 Full Bathroom Upstairs. Loft Overlooking Kitchen
- 2 Story Chefs Kitchen w/ Granite Countertops
- Open Concept Great Room, Dining Room & Kitchen
- Mudroom/Laundry Room w/ Easy Access From Driveway
- Sunroom Features Powder Room, Coat Closet & Access Via Breezeway to 2 Car Garage
- Large Patio w/ Hot Tub, Outdoor Kitchen, Running Water, Electric, & Bar. Connects Guesthouse to Main House
- 7 Bay Pole Shed w/ Electricity
- Large Multi-Bay Garage/ Workshop
- **Annual Taxes: \$7461**

### OPEN HOUSE

Tues. May 6<sup>th</sup>, 1-3 pm &  
Sat May 17<sup>th</sup> 10-12 pm

For more information call:  
Jake Yoder 717-513-5386

Or

Matt Bergey 570-412-0304

### TERMS

\$50,000 down payment on the day of the auction. Settlement on or before August 1, 2025. 2% transfer tax to be paid by the buyer. Real estate taxes to be prorated from settlement day.

*All information is deemed accurate but not guaranteed.*

**AUCTION  
DATE  
Saturday,  
JUNE 7  
2025  
@ 11:00 AM**

**AUCTIONEER REMARKS** *Escape to your private retreat. This is an outstanding opportunity to own a slice of paradise in Beautiful Snyder County Pennsylvania. This gem features a 3000+ sq. ft. home with custom finishes, a separate guesthouse, and various outbuildings, including a 7-bay pole shed, mowing shed, and garden shed. The Main House, a 1920s Craftsman-style Sears home, underwent a major renovation in 2014, adding luxury living space. Do not miss the chance to own this stunning property and make it your own!*



**BEILER-CAMPBELL**  
AUCTION SERVICES

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### AUCTIONEERS

**Jake Yoder** AU#005851

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**Matt Bergey** AA#019473

Ph 570-412-0304



### SELLER

**Crystal L Flauaus  
Living Trust**



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# 23383

## UNIQUE 14 ACRE LIFESTYLE PROPERTY

Featuring luxury home with custom finishes, separate Guesthouse, extensive garage space, 7 bay pole shed, mowing shed, garden shed, outdoor living/entertaining space, & gardens. Main House is 1920s Craftsman style Sears home. Extensive addition and renovation to Main House completed in 2014 resulting in **3000+** square feet of luxury living. Serviced by dedicated septic system and well. Large first floor master suite, ensuite his/her bathroom and closets, gas fireplace, and outside access to front porch. The Open Concept Great Room with stone gas fireplace, spacious Dining Room, Breakfast Nook w/ stunning views & 2 story Chef's Kitchen ensures great flow and also provides cozy living options. Separate pantry w/ 2<sup>nd</sup> dishwasher & 2<sup>nd</sup> Refrigerator. Mudroom/Laundry Room facilitates multi-tasking and features separate entrance from driveway for unloading groceries, easy access to patio/outdoor living space. Sunroom with powder room, coat closet, beautiful view of herb garden; has easy access via covered breezeway from 2 car garage. Extended foyer leads into gorgeous library with custom bookshelves, original floors and window trim, gas fireplace for cozy winter evenings. Original staircase leads upstairs to 3 bedrooms with original hardwood floors and a large bathroom. Full attic above provides plenty of storage space. Light-filled loft overlooks kitchen and features 2<sup>nd</sup> staircase facilitating access to extended living space. Large patio with Hot Tub, Outdoor kitchen with running water, electric, fridge, space for grill, bar and lots of storage transitions to 2 Bedroom 2 Bathroom Guesthouse serviced by separate septic system and spring water on tap! The Guesthouse features bedroom with custom inlay wooden floor, ensuite bathroom with walk in shower, wrap around porch, Great Room w/ Kitchen, gas fireplace, 2<sup>nd</sup> bathroom, office/media room, & attached large multi-bay garage/workshop. High efficiency Mini Split provides air conditioning and heat. Tankless water heater provides instant hot water. Both new/installed 3 years ago. Can be used as a guest house, in-law suite, Airbnb, or long term rental property.