

# 2.8 ACRE PROPERTY PUBLIC AUCTION

4 Bed 2.5 Bath | 2 Story Home | Detached Garage

CHESTER COUNTY



**114 Moore Lane | Gap, PA 17527**

Directions: From Route 10 South, turn onto Quarry Road, to right onto Moore Lane, property is on the left.

## PROPERTY FEATURES

- 2.8 +/- Secluded Acres
- 2 Story 4 Bedroom, 2.5 Bath House
- 2 Car 24' X 28' 2 Story Detached Garage
- Beautiful Vinyl Privacy Fence
- Spacious Kitchen with Island
- Gas Fireplace with Stone Surround
- Full Basement
- New House Roof In 2025
- Onsite Well & Septic, Septic Maintained in 2025
- Small Horse Run in Shed
- Quiet & Secluded Location
- Blacktop Driveway
- Central Air & Propane Heat
- House Built In 2013
- Octorara School District, West Sadsbury Twp.

## OPEN HOUSE

Mon. April 28, 5-7 PM &  
Wed. April 30, 5-7 PM



**AUCTION  
DATE**

Monday,

**May 12, 2025**

Onsite auction will  
be held  
@ 6:00 PM

## TERMS

\$30,000 down payment on the day of the auction. Settlement on or before June 26, 2025. 2% transfer tax to be paid by the buyer. Real estate taxes to be prorated from settlement day. Bridge Loans are available, please contact the auctioneer for more information. Annual Taxes \$12,291.

*All information is deemed accurate but not guaranteed*

**AUCTIONEER REMARKS** *This property has been kept in meticulous condition. The setting is secluded with beautiful views tucked in the woods. It is on a quiet private drive. Don't miss the opportunity to make this property yours.*



**BEILER-CAMPBELL**  
AUCTION SERVICES

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



**AUCTIONEERS**  
**Elvin Stoltzfus**

610-333-5447 AU#006393

**Wilmer Martin**

717-333-4881 AU#006086

**SELLERS**

John & Darla Stoltzfus

**Attorney**

Glick, Goodley,  
Deibler, & Fanning  
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