

TAX MAP



PUBLIC AUCTION

VALUABLE LANCASTER CO. REAL ESTATE

6086 Beaver Dam Road

Narvon, PA 17555

**Brick Raised Ranch House w/ a
Detached 1 1/2 Story Garage/Shop on a 3
Acre +/- Lot**

Tuesday, July 25, 2023 – 6:00 PM

Salisbury Twp – Pequea Valley School District



**BARR
DAVIS**
AUCTIONEERS, LLC

(717) 442-9221

(610) 384-8433

www.barrdavis.com

AY-002084

ADDRESS: 6086 Beaver Dam Road, Narvon, PA 17555

DATE: Tuesday, July 25, 2023 6 PM

OWNER: Daniel A. & Naomi B. Esh

★FEATURES★

Well built raised rancher with a detached 1 ½ story garage/barn/shop on a landscaped 3 ac +/- lot overlooking farmland. Great country location that is seriously for sale – Don't miss it!

★SPECIAL FEATURES★

Living/Dining Combination on 1st Floor w/ Ceiling Fan

Oak Kitchen with Skylight w/ Lots of Cabinets

Finished Lower-Level w/ Large Family Room w/ Woodstove, Full Bath, & Storage Area

28'x52' Detached 1 ½ Story Barn with Carport, Box Stall and Tack Room and Shop Area

6'x48' & 8'x10' Storage Sheds

16'x17' Rear Trex Deck

Landscaped Rear Yard with Waterfall and Fish Pond

★PURCHASE PRICE INCLUDES★

Propane Oven/Range

500 Gallon Propane Tank

(2) Storage Sheds

★REAL ESTATE AUCTION TERMS★

10% Down payment day of Auction.

Balance by September 5, 2023.

Buyer pays all Realty Transfer Taxes.

★OPEN FOR INSPECTION★

Wednesday, July 5, 2023 from 4-6^{pm} &

July 12, 2023 from 4-6^{pm}

Call Auctioneers for complete brochure or private showing.

★DIRECTIONS★

From Route 340 and Route 10 in Compass take Route 340 west to Churchtown Road. Turn right to Bernville Road to property on right

The information contained in this brochure is believed to be accurate, but is not guaranteed.

STYLE: Brick Raised Rancher
YEAR BUILT: 1980 +/-
LOT DESCR: 3 Acres (Plot Plan on Back)
ZONING: Agricultural
TAX PARCEL: 560-60288-0-0000
DEED REF: D83-80
LIVING AREA: 1,673 sq ft +/-

TAXES: **YEAR: 2023**
 \$4,244 **School:** Pequea Valley
 \$788 **County:** Lancaster
 Municipal: Salisbury Twp.
 \$5,032 **TOTAL**

4/5 Bedrooms 2 bath

ROOM	SIZE	LEVEL	COMMENT
FOYER	4'x5'	Mid	Vinyl
LIVING	16'x17'	1 st	Vinyl
DINING	12'x16'	1 st	Vinyl
KITCHEN	12'x13'	1 st	Vinyl
FAMILY	21'x28'	Lower	Vinyl
BEDROOM	11'x14'	1 st	Wall to Wall Carpet
BEDROOM	11'x14'	1 st	Vinyl
BEDROOM	10'x11'	1 st	Wall to Wall Carpet
BEDROOM	10'x13'	1 st	Vinyl
BEDROOM	10'x11'	Lower	Wall to Wall Carpet

BATHS: Full Bath on 1st Floor and Lower Level
LAUNDRY: Room in Basement in Family Room
HEATING: Woodstove
WATER HEATER: Propane
BASEMENT: Full/Improved
GARAGE: 28'x52' 1 ½ Story Detached
WINDOWS/DOORS: Insulated Windows & Doors
WATER: Well
SEWER: On Site Septic
ROOF: Shingle

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