

## **PUBLIC AUCTION**

## **31 ACRE COUNTRY PROPERTY**

Saturday, October 12, 2024 • 10am **Personal Property To Follow** 

LOT 4A ON THOREAU RD. **COLORA, MD 21917** PARCEL ACCOUNT NUMBER: 0806032249

his 31.02 acre country property boasts tillable acreage & woods with its entrance being situated at the end of a dead-end road. The lot includes a 40'x48' pole barn with an overhead door and is zoned for agricultural use. Additional amenities include easy access to Route 276 and abundant wildlife.

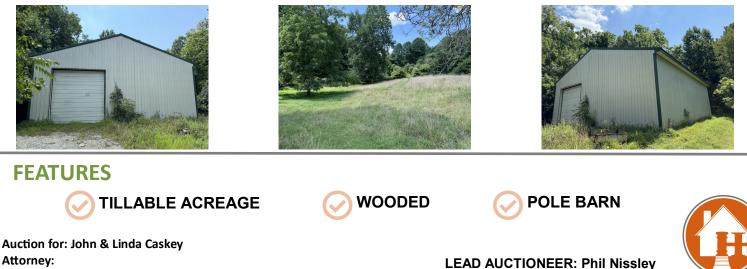
## **Property is under Special Tax Recapture: Agricultural Transfer Tax**

Additional items to be sold immediately after the real estate including Caterpillar dozer with track (has been sitting in woods for years), electric concrete mixer, miscellaneous scrap metal, selection of used dimensional lumber, etc.



## SHOWN BY APPOINTMENT

For items sold after real estate, full amount is due day of sale. Forms of payment accepted are cash in exact amount or check.





C 717-664-5238 or 877-599-8894

www.hessauctiongroup.com

JOHN M. HESS AUCTION SERVICE, INC.

contact@hessauctiongroup.com

AY000253L

Lot Size: 31.02 acres **Zoning:** Northern Agricultural Residential Taxes: **School District:** County: Cecil County



\*For information about financing call 717-664-5238\*

Real Estate Terms & Conditions: 10% down day of sale. Balance due at settlement on or before 45 days. Announcements made on day of sale take precedence over advertised information.

**Chris Karshin** Fulton Bank 717-682-0693 CKarshin@fultonmortgag ecompany.com

**Dwight Rohrer** Bank of Bird-In-Hand 717-572-1492 drohrer@bihbank.com

Megan Livengood

Bank of Bird-In-Hand 717-929-2208 mliven-good@bihbank.com

Marvin Charles Farm Credit 717-368-7387 mcharles@horizonfc.com

**Dale Hershey** Univest 717-519-7077 hersheyd@univest.net

Jason R. Landis First Citizens Community Bank 717-575-7435 jrlandis@myfccb.com

Josh Housekeeper Ephrata National Bank 717-738-5473 agdept@epnb.com

This fact sheet is provided as a courtesy. Information included is believed to be accurate & has been provided to us by the consignor. John M. Hess Auction Service is not responsible for any clerical errors or misrepresentations by consignor in above printed materials. The purchaser is responsible to research and verify any and all information regarding this property.

**LENDERS**