
Other Services and Sales Provided

- * Americana and Folk Art Sales
 - * Antique Sales
 - * Estate Sales
 - * Antique & Modern Gun Sales
 - * Special Catalogued Sales
 - * On Location Sales
 - * Household/Collectible Sales
 - * Indian Artifact Sales
 - * Coin Sales
 - * Ephemera Sales
-



Conestoga Auction Company, Inc.
768 Graystone Road, PO Box 1
Manheim, PA 17545

*Conestoga Auction
Company, Inc.*

*Real Estate
Auction
Information*



768 Graystone Road, PO Box 1
Manheim, PA 17545
(717) 898-7284
FAX (717) 898-6628
E-mail: ca@conestogaauction.com
Web: www.conestogaauction.com

Real Estate Auction Process

If you are considering selling your real estate through auction, you can begin the auction process by calling us at (717) 898-7284 or send an email to ca@conestogaauction.com. We will discuss your property and the expectations that you have.

We will then send a representative to view the property and do a preliminary assessment. We would also begin to prepare a marketing strategy to provide you with the best results. All this information would come to you in a proposal following the viewing of the property.

Once the proposal is agreed upon and signed by all parties, the marketing of your property will take place. We will revisit the property to complete the advertising and take any necessary photographs.

Every detail from the start of the process to sale day will be handled professionally and smoothly to ensure a successful sale.

Put our commitment and reputation to work for you. Call or email today for a confidential consultation.

Marketing the Property

While the advertising costs would be the owners responsibility, Conestoga Auction covers the costs of listing and showing the property.

There are generally three open house dates, which are mutually agreed upon. These open houses are used to allow prospective buyers to view the property and have any questions answered by our representative.

The property is photographed and listed on our website free of charge. This allows maximum exposure for your property. We also send out an email to our email list of buyers and investors, which is another great marketing tool.

Along with selling the real estate, we are able to sell personal property as well. The personal property can be sold the same day as the real estate or brought to our auction house for another auction. The terms for the auction would be discussed and agreed upon prior to the auction.

Why Auction?

You might wonder why the property would sell through auction if it hasn't sold on the general market. The most common reason is that they were not aware of the property before. With the time frame of the auction, it provides us for more direct advertising than an open-ended sale would allow. Another common reason is that the property may have had an unrealistically high asking price. When an asking price is out of line with the true market value of a property, many buyers feel that there is no point in making a lower offer. With an auction, there is no asking price, so we don't have that problem.

It is possible that your property could remain on the market for months, even years if listed with a real estate agent.

By selling with Conestoga Auction, your property can be sold within two months, and provide you with the same results, if not better!

You don't have to worry about over pricing the property, where there is little or no interest. Or, under pricing and selling for less than the property is worth.

The property can be sold with no negotiations with potential buyers, as the sale time, sale date, closing dates and other decisions are pre-arranged.

Another great reason to sell through auction is our commission rates are very competitive, which are usually half of the general real estate agents charges.

The owner of the property is able to choose between an absolute or a reserved auction. An absolute auction would allow the property to sell regardless of price. A reserved auction would allow the owner to deem that the price achieved is too low to accept. This reserve amount is generally agreed upon prior to the auction, and is not communicated to any buyers.

