

Public Real Estate Auction

Dauphin County

2 Parcels Selling 9.28 Acres, No Zoning

June 8, 2013 @ 11:00 A.M.



Location: 540 Mill Road Berrysburg, Pa. 17005

Directions: Rt 322 take exit for Pa. 147N toward Halifax. Left onto 147. Go 6 miles & turn left on Peters Mt. Rd. At end of road turn right onto Rt 225. Proceed 12.7 miles, turn right on Rt 25. Go .3 miles, turn right on Mill Rd. Go .3 miles; properties are on both side of road.

Comments: Amazing location, unlimited opportunities! **Parcel #1** consists of 1.98 acres. It features a 2 story house with 4 bedrooms & 2 baths. Also has a deluxe 7600 +/- sq. ft. warehouse that contains offices, conference rooms, storage rooms, storage garage, truck scales, loading docks, men & women's bathrooms, oil furnace & more!

Parcel #2 consists of 7.3 acres that features a 5,000 + sq. ft. warehouse with main office, loading docks & truck bays.

Auctioneers Note: These parcels will be offered separately & then as an entirety. This is a beautiful location & the facilities offer exciting business opportunities! Only 45 minutes from Harrisburg! Come prepared to buy!

OPEN HOUSE dates: Sat. May 11, 1:00 to 4:00 pm & Tues. May 14, 5:00 to 7:00 pm

Terms: \$15,000.00 down (per parcel) day of auction. Settlement on or before August 8, 2013. Transfer taxes to be split between buyer & seller. Real Estate taxes to be prorated. 1% Broker Participation offered to Realtors with a buyer, your buyers must be pre-registered. Sellers will need 90 days after the auction to remove concrete plant.

See additional pictures at www.auctionzip.com

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