

PUBLIC REAL ESTATE AUCTION

14.15 Acres • 3 Bedroom Tudor Style House • 3 Bedroom Carriage House
2.06 Acre Building Lot
May 14, 2016 @ 9:00 A.M.
Perry County, Pa.

691 Buckwalter Road Newport, Pa. 17074



Directions: From Rt. 322 at Newport follow Rt. 34 S and turn right on N. 4th St./Rt. 849 then left to stay on Rt. 849. Turn right on Stone Arch Rd. then right on Buckwalter Rd. Property on right.

Parcel #1: A secluded setting with breathtaking views that will leave you gazing! At the end of a winding, tree lined 1,300' driveway you will find an English Tudor style home situated on 14.15 acres, 3 bedroom, 2.5 bath, oil furnace & outdoor wood stove, cathedral exposed wood beam ceilings, 3 brick fireplaces. Plus a 1,500 sq. ft. carriage house, w/ complete living quarters, including 3 bedrooms and 1.5 bath. Great for a guest suit, in-law quarters, or a full scale rental. Both houses have Hardie board siding and recent roof updates. 2 car attached garage and a 2 car detached garage, pavilion, rifle range. Mature established landscaping. Between the two houses you have over 3,200 sq. ft. of living space, with 4 fireplaces, 6 bedrooms, 5 bathrooms and more. Perfect as a weekend getaway rental or a permanent dwelling.

Parcel #2: 2.069 acres, mostly open, approved building lot. Land joining to Parcel #1. To be offered separately and together with parcel #1.

Open House: April 12, 2016, 5:00 to 7:00 P.M. & April 23, 2016, 1:00 to 4:00 P.M. Call 717-629-6036 for more information or a private showing.

Terms: Settlement on or before July 2, 2016. \$20,000.00 down payment for the house and \$5,000.00 down payment for 2 the acre lot on the day of the auction. 2% transfer tax to be paid by the buyer. Real Estate taxes to be prorated from settlement day. Annual property taxes are approx. \$4385.55 for the 14.15 acre parcel and \$672.97 for the 2.06 acre parcel. **Attention Realtors:** 1% Broker Participation offered to Realtors with a buyer, your buyers must be preregistered.

For additional pictures go to www.beiler-campbellauctions.com

BEILER - CAMPBELL
AUCTION SERVICES

www.beiler-campbellauctions.com 1-888-209-6160



Auctioneer: J. Meryl Stoltzfus

AU#005403

717-629-6036

Sellers:

Cynthia R. Maes



For additional pictures go to www.beiler-campbellauctions.com

BEILER - CAMPBELL
AUCTION SERVICES



www.beiler-campbellauctions.com 1-888-209-6160



Auctioneer: J. Meryl Stoltzfus

AU#005403

717-629-6036

Sellers:

Cynthia R. Maes