

PUBLIC REAL ESTATE AUCTION

5 Bedroom Home on 15.33 Acres • 3 Story Bank Barn
Skid Loader, 9 ft. Mower, Tools & Household
Thursday, August 24, 2017
Contents @ 6:00 P.M. Real Estate @ 7:00 P.M.

705 Iron Bridge Rd., Loysville, PA 17047- Perry County



Directions: From Rt. 322 at Millerstown take Rt. 17 W for 19 miles. Turn left on Rt. 850 E. In 3 miles turn right on Center Rd. In 2 miles turn right to stay on Hidden Valley Rd. Property will be on the right.

Property Description: 5 bedroom home, 3 story bank barn on 15 partially wooded acres that border Sherman's Creek. Incredible, panoramic views that will leave you awestruck! Buildings are situated so that you can experience the beauty of sunrises and sunsets. Views of the three most distinctive Perry County Mountains, (Bowers, Conococheaque & Tuscarora)! Beautiful mature landscaping. Vinyl fence with multiple pastures, 6 stall horse barn w/heated wash bay, 2 story home, with walk out daylight basement and second kitchen. A truly unique property with obvious pride of ownership.

Open House: Sat. July 22nd 1:00 to 4:00 P.M. & Tue. July 25th 5:00 to 7:00 P.M. Call 717-629-6036 for more information or a private showing.

Terms: Settlement on or before Oct. 23, 2017. \$20,000.00 down payment 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: \$2946.00

Attention Realtors: 1% Broker Participation offered to Realtors with a buyer, your buyers must be preregistered.

Contents: LS170 skid loader w/ cab & heat, 6,000 hr.; 9 ft. Groffdale mower w/ Honda engine; 300 gal. fuel tank w/ pump; 45 hp. Deutz Diesel genset, 8,000 hr.(?); 5 hp. Quincy air compressor; 6 bat. solar system by Advanced Energy; 3 solar panel; Outback inverter system; D. S. wood 160k BTU (basement model); misc. furniture and household items.

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

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AUCTION SERVICES



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



Auctioneer: J. Meryl Stoltzfus
AU#005403
717-629-6036

Sellers:
Samuel & Kathryn Fisher



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