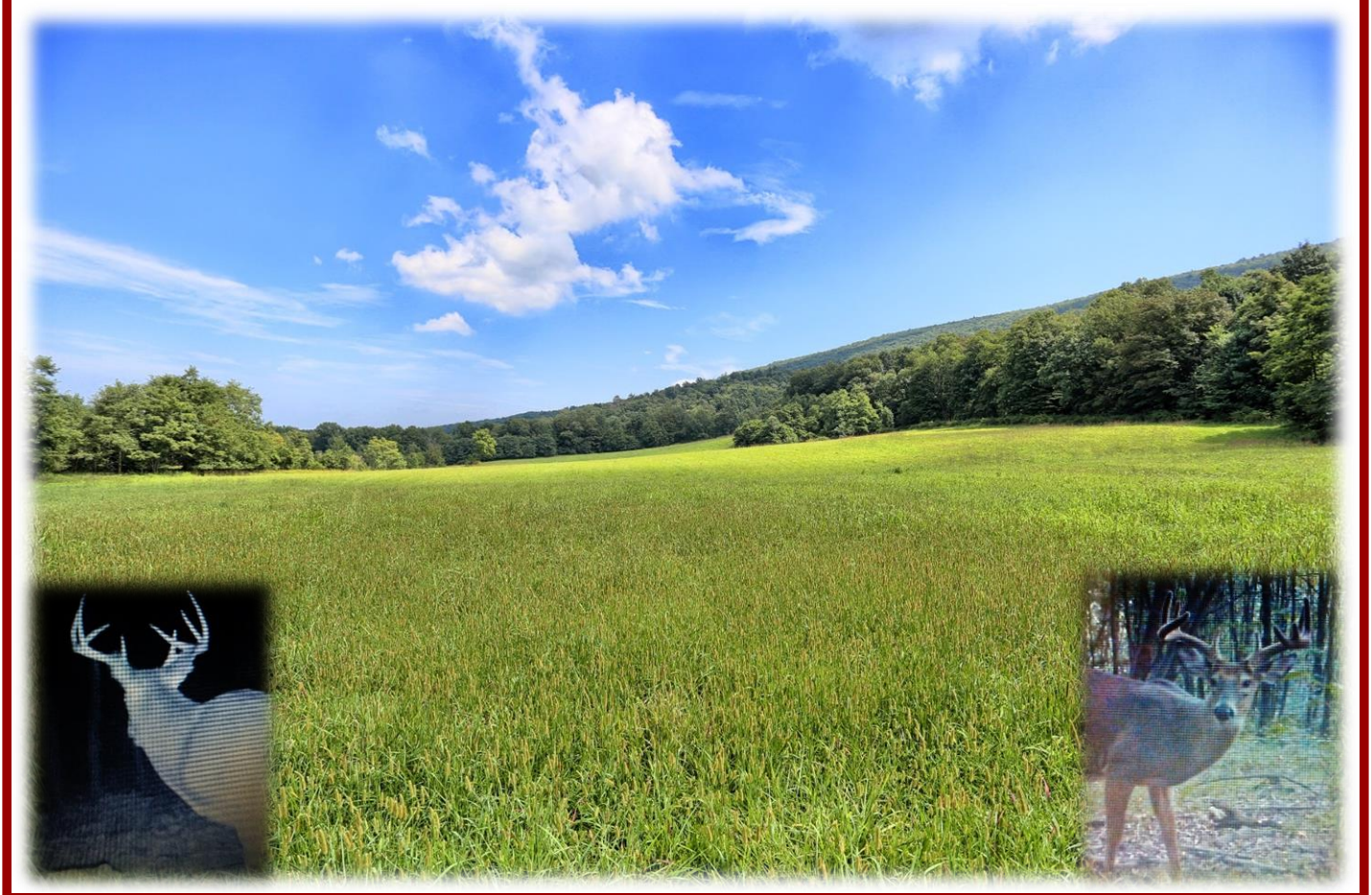


PUBLIC REAL ESTATE AUCTION

88.45 Acres • Vacant Land
Saturday October 14, 2017 @ 1:00 P.M.

00 Couchtown Rd., Loysville, PA 17047, Perry County
(For GPS Reference Only) 2781 Couchtown Rd. Loysville, PA 17047



Directions: From Loysville take Rt. 274 W. In 4.3 mi. turn left on Lyons Rd. In 0.3 mi. turn left on Couchtown Rd. In 1.4 mi. the property is on the left.

Property Description: 88.45 acre property that is ideal for recreational and/or home site purposes. Seclusion, great views, 10 -15 acres of open land, the balance wooded, borders Tuscarora State Forest, 2 mountain streams that normally run year round. The sportsman's dream with great whitetail and turkey habitat. New perk test. 780 ft. of road frontage.

Terms: Settlement on or before Dec. 13, 2017. \$15,000.00 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: \$207.00

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 or www.auctionzip.com

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AUCTION SERVICES



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Auctioneer: J. Meryl Stoltzfus

AU#005403

717-629-6036

Sellers:

Levi Lantz, Jr. and Tammy Lantz



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