

MULTI-PARCEL REAL ESTATE AUCTION

410+/- Acres • 8 Properties

Open, Tillable Land; Wooded/Recreational Property; Prime Building Lots
Saturday, August 18, 2018, @ 1:30 P. M.

Auction Location: 606 Pole Cat Rd., Landisburg, PA 17040- Perry County



Directions: From Rt. 850 in Landisburg turn south on Rt. 74 S. In 3.7 mi. turn left on Pole Cat Rd. Auction is on the right.

Each Parcel to be Sold Separately. For additional pictures go to www.beiler-campbellauctions.com or www.auctionzip.com

Parcel #1: 41 Pole Cat Rd.- 79.53 acres (72 tillable) with 2 streams. Improvements include a remodeled farmhouse, bank barn and several outbuildings. Very desirable setting w/ mountain views. Enrolled in Ag Preservation. Approx. Annual Taxes: \$2,955.85. Down Payment day of the auction: \$30,000.

Parcel #2: Pisgah Rd.- 100+/- acres. 73.5 tillable and the remainder woodland. 5,980' of road frontage. Approx. Annual Taxes: \$370.51. Down Payment day of the auction: \$30,000.

Parcel #3: Pole Cat Rd.- 48+/- acres. Improvements include a 60'x120' pole building. 1,910' of road frontage. Approx. Annual Taxes: \$1,557.75. Down Payment day of the auction: \$20,000.

Parcel #4: 606 Pole Cat Rd.- Country house on 4.75 acres, overlooking a pond. Improvements include a pavilion, bank barn, a 40'x60' truck shop, 2- 10,000 gal. underground fuel tanks and a grain handling system with a dumping pit, a 20,000 bushel bin, a 12,000 bushel bin and a 10,000 bushel bin. Approx. Annual Taxes: \$2,325.00. Down Payment day of the auction: \$15,000.

Parcel #5: Pole Cat Rd.- 84+/- acres of woodland. Great hunting. Borders a wildlife preserve. Great terrain. Approx. Annual Taxes: \$99.20. Down Payment day of the auction: \$20,000.

Parcel #6: Pole Cat Rd.- 10.5 acres of woodland. 2200' of rd. frontage. Approx Taxes: \$29.45. Down Payment day of the auction: \$5,000.

Parcel #7: Pisgah Rd.- 50+/- acres. Approx. Annual Taxes: \$168.58. Down Payment day of the auction: \$10,000.00

Parcel #8: Pisgah Rd.- 36.31 acres of woodland. Approx. Annual Taxes: \$100.75. Down Payment day of the auction: \$10,000.00

Open House Dates: Sat. July 7, 2018, 1-4 P.M. and Tue. July 24, 2018, 5-7 P.M. For more information or private showing contact Jeff at 717-979-6430. **Terms:** Settlement on or before Oct. 17, 2018. 2% transfer tax to be paid by the buyer. Real Estate taxes prorated from settlement day. **Attention Realtors:** 1% Broker Participation offered to Realtors with a buyer. Your buyers must be preregistered 48 hr. prior to the auction.

BEILER-CAMPBELL
AUCTION SERVICES

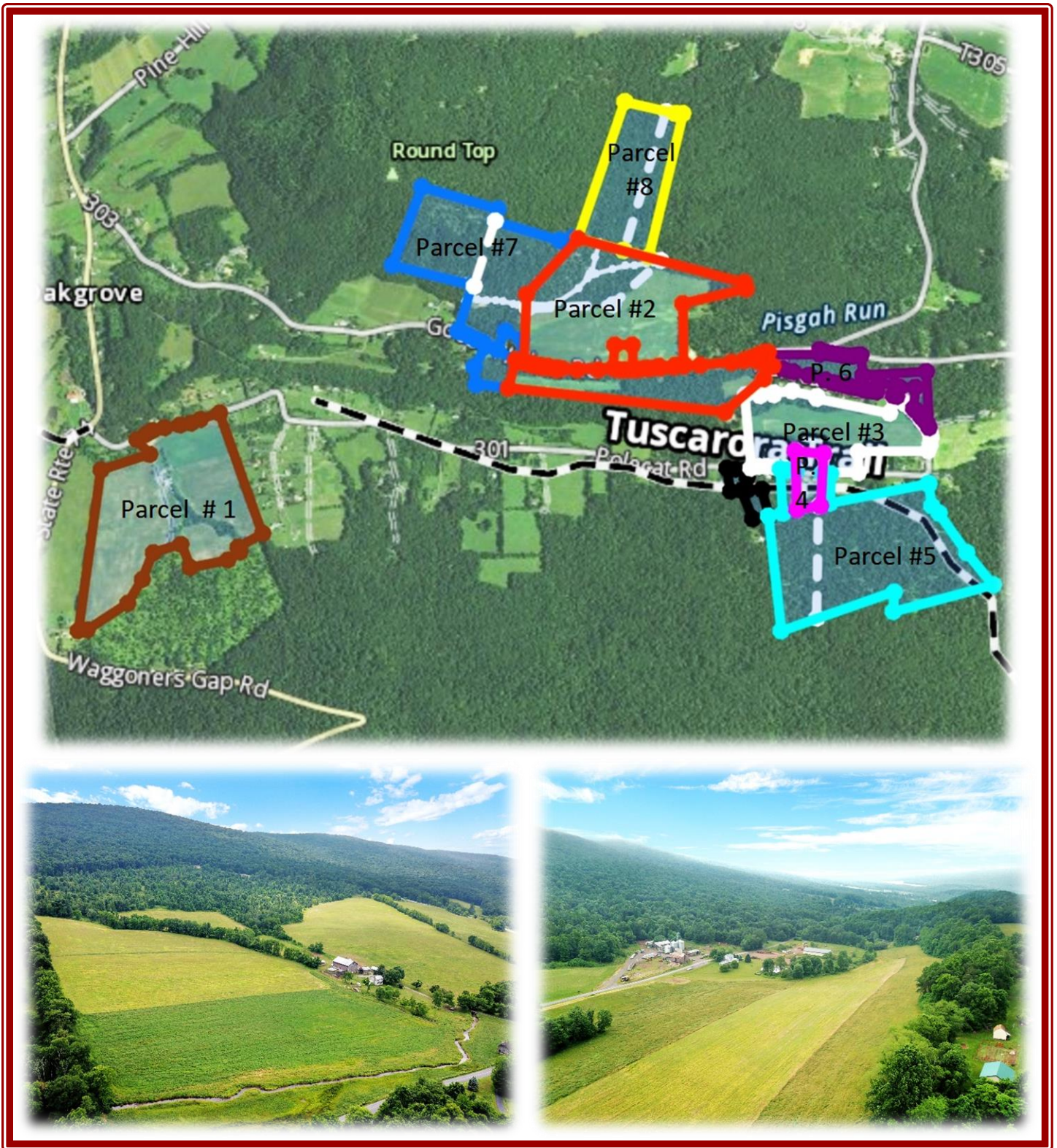


www.beiler-campbellauctions.com • 888-209-6160



Auctioneers: J. Meryl Stoltzfus
AU#005403 Ph. 717-629-6036
Jeff Fortenbaugh AU#005542
Ph. 717-979-6430

Sellers: Phillip & Diane Reisinger
and the James Reisinger Estate



For additional pictures go to www.beiler-campbellauctions.com or www.auctionzip.com ID# 23383

BEILER-CAMPBELL
AUCTION SERVICES
www.beiler-campbellauctions.com • 888-209-6160




Auctioneers: J. Meryl Stoltzfus
 AU#005403 Ph. 717-629-6036
 Jeff Fortenbaugh AU#005542
 Ph. 717-979-6430
Sellers: Phillip & Diane Reisinger
 and the James Reisinger Estate