

PUBLIC REAL ESTATE AUCTION

91 Acre Farm • 2 Story Farmhouse
Saturday, September 28, 2019 @ 10:30 A.M.

3872 Cold Storage Rd., New Bloomfield, PA 17068- Perry County



From Rt. 322 take N. Market St. west into Duncannon to Rt. 274 W. Turn rt on Cold Storage Rd, property is on left.

Property Description: 91+/- acre farm with approximately 50 tillable acres, the balance wooded. A unique location with dual road frontage that provides a fantastic opportunity to retail your own agriculture products without sacrificing the quiet farmstead setting. Mature trees and landscaping with a sprawling level lawn area make this 19th century farmstead quite appealing. Striking 2 story farmhouse in good condition. Newer oversized 2 story, 3 car detached garage. Productive tillable land is level to slightly sloping. The possibilities are endless: produce farming, beef cattle, poultry, horses, dairy, etc. Located on the western edge of New Bloomfield and approx. 30 minutes to Harrisburg, plus the ample road frontage provides wonderful alternative investment opportunities.

Open House Dates: Saturday, August 24, 1-4 P.M. & Thursday September 12, 5-7 P.M. Call Meryl at 717-629-6036 for more details or a private showing.

Terms: Settlement on or before November 27, 2019. \$50,000.00 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: \$4,198.40

Attention Realtors: 1% Broker Participation offered to Realtors with a buyer, your buyers must be preregistered, 48 hours prior to the auction.

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

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Auctioneer: J. Meryl Stoltzfus
Ph. 717-629-6036 AU#005403
Seller: Frederick E. Morrow





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