

PUBLIC REAL ESTATE AUCTION

125 Acres of Woodland
Saturday October 23, 2021 @ 1:30 P.M.

00 Kennedy Valley Rd., Landisburg, PA 17040- Perry County



Directions: From Rt 850 in Landisburg take S. Carlisle St. then turn right on Kennedy Valley Rd. In 2.7 mi. the property is on the right.

Property Description: 125 acres of mostly wooded land. An abundance of wildlife, whitetail deer, turkey and an occasional bear. Located close to trout stocked McCabe Run. A nice stand of timber. Trails throughout the property for easy access. Plenty of level to sloping, road frontage with utilities present. The property would be suitable for recreational use or to build your dream permanent homestead. Perc tests to be completed prior to auction. The surrounding properties are mostly wooded with a large portion of it in a conservation easement, ensuring that it won't be developed. The subject property is enrolled in Act 319 Clean & Green for lower taxes.

Open House Dates: Sat. September 18, 1-4 P.M.

For more details or a private showing call Meryl at 717-629-6036.

Terms: Settlement on or before December 22, 2021. \$25,000.00 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 Taxes: \$192.61

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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AUCTION SERVICES
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AY# 002026

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



Sellers: Michael E. Klauer & Elizabeth B. Place



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