

PUBLIC REAL ESTATE AUCTION

Historical 39 +/- Acre Mill Property 4 BR Sandstone Dwelling w/ 2 BR Secondary Dwelling Aberdeen Mills w/ Wooded Hunters Paradise

1/2 mile Conewago Creek Frontage • Pastures • Outbuildings

Sat., Sept.18, @ 12:00 Noon

2405 Mill Rd, Elizabethtown, PA 17022 – Dauphin County



Directions: From Elizabethtown, Route 230 North to right onto Hertzler Rd. Property on corner of Hertzler and Mills Rds.

Property Description: 2 ½ story 4 BR 1 ½ bath main dwelling and 2 BR 1 bath secondary are both beautifully restored sandstone structures, featuring hardwood flooring throughout. Sandstone Aberdeen Mill with numerous antique mill working items as shafts, gears, mills, elevators & bins still installed. Property also has unique Shepherd's Hut complete with sleeping quarters, built on heavy wagon gear. House built in 1770 and mill in 1774. Additional farm/outbuildings. Property has pastures with the mill raceway and approx 1/2 mile of Conewago Creek frontage.

Open House Dates: Saturdays August 28 & Sept. 11 from 1:00 PM to 4:00 PM

Attention Realtors: 1.5% Broker Participation offered to Realtors with a buyer, your buyers must be preregistered, 48 hours prior to the auction.

Terms: Down payment of \$ 50,000.00 required day of auction. Settlement on or before Jan 28, 2022 Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated. Annual taxes \$ 6700 +/-

Auctioneers Notes: This Beautiful Historic property bordering Conewago Creek is one you will definitely want to check out. Approx. 30+ acres wooded providing a true hunters paradise. Secondary house currently used as farm stay/vacation rental. Property has excellent potential as residence and/or mill museum/venture, vacation rental, bed & breakfast and more. Go to Beiler-Campbell website for details.

Aberdeen Mills artifacts & antiques will be sold by online auction. Find the direct link at www.beiler-campbell.com

For forms & additional pictures go to: www.beiler-campbellauctions.com or www.auctionzip.com or www.GoToAuction.com

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