

# ON-SITE REAL ESTATE AUCTION

40 Acre Cattle Farm  
2 Story Farmhouse • 64'x132' Bank Barn  
Monday May 23, 2022 @ 6:00 P.M.

4820 Waggoners Gap Rd. Landisburg, PA 17040- Perry County



**Directions:** From the intersection of PA 74 and PA 850 take PA 74 S for 3.7 miles. Property will be on the right.

**Property Description:** 40 acre working cattle farm located in the historical Oakgrove Foundry area. Large, 2-story farmhouse, exposed and repointed sandstone & log including a large stone fireplace. Currently setup as a duplex, 3 bedrooms in each unit. Both units have been vacated for the auction. New roof in 2020. 64'x132' Bank barn in good condition. Originally built in 1911 for the McCormick Lumber & Timber Co. as a mule barn. (Supposedly the largest bank barn in Perry County.) Currently being used for cattle. Several additional outbuildings including a 48'x72' cattle shed. Complete cattle working chutes and loading dock to comfortably work 120 head. 26 acres pasture, the balance is wooded. Exceptional hunting and fishing, 3/4 acre pond, & Green Valley Run meandering through the property. Great location with very easy access to Carlisle!

**Open House Dates:** Tue. April 26, 5-7 P.M. & Sat. May 7, 12-3 P.M. For more details or a private showing call Meryl @ 717-629-6036.

**Terms:** Settlement on or before July 22, 2022. \$20,000.00 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:** \$2,717.30

**Attention Realtors:** Broker Participation offered to Realtors with a buyer, your buyers must be preregistered.

For additional pictures go to [www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) or [www.GoToAuction.com](http://www.GoToAuction.com) or [www.auctionzip.com](http://www.auctionzip.com) ID# 23383

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**Auctioneer:** J. Meryl Stoltzfus  
AU#005403 Ph. 717-629-6036  
**Seller:** Dennis R. Gilbert





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