

PERRY COUNTY FARM AUCTION

41 Acres • 3 Bedroom 2 Bathroom Home
Equestrian Facilities • Woodland • Pond
Adjacent to State Forest • Recreation
Saturday September 3, 2022 @ 11:00

4565 Horse Valley Rd, East Waterford, PA 17021



Directions: From Port Royal take Rt 75S and follow for 16 mi. Then turn left on Horse Valley Rd. In 4.8 mi the property will be on the right.

Property Description: Beautiful 41 acre property with many attractive features. Property has a 3 bedroom 2 bathroom home with a large kitchen & living room area. Has a partial basement. Heat source is indoor & outdoor wood stove. Private septic & well. Stunning equestrian facilities including a very nice newly built 150x250 all steel horse riding arena with an insulated roof. Riding area is 110x175 with a synthetic/dirt footing floor for western activities. Arena has LED lighting, announcers stand, 2nd floor viewing area & 44 wooden stalls (8x10 & 10x11 stalls). An 80x80 Horse Barn with 19 wooden stalls with rubber flooring. A 40x60 equipment shed with a shop & open bays. Property is located adjacent to Tuscarora State Forest & has approximately 27 acres woodland & 14 acres of pasture & open land. Also has a small pond & beautiful mountain views. Excellent hunting area. This is a property that has potential as a farm or would make an ideal recreational type property. Approximately 2 hrs from Lancaster, 1 hour 20 min to Harrisburg. Do not miss this one!

Open House Dates: Saturday August 6 from 10-12, Tuesday August 9 from 2-4

Terms: \$35,000 deposit day of auction. Buyer pays 2% transfer tax. Settlement in 60 days or before.

Annual Property Taxes: \$6,688.11(property is in Clean & Green)

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

BEILER-CAMPBELL
AUCTION SERVICES



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For more information, pictures and forms go to: www.beiler-campbellauctions.com or www.auctionzip.com or www.GoToAuction.com

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