

PUBLIC REAL ESTATE AUCTION

18.78 Acre Farmette

5 Bedroom Home • Bank Barn • Multiple Outbuildings
Friday Evening September 9, 2022 @ 6:00 P.M.

63 Tressler Rd, Loysville, PA 17047- Perry County



Directions: From the square in Landisburg take PA 850 E/PA 233 to the split of PA 850 and PA 233. Follow PA 850 E to Loysville. Straight across PA 274 onto Tressler Rd to property on right.

Property Description: An 18.78 acre farmette/commercial property. A former shed manufacturing facility and currently used as RV/boat storage facility plus an auto body shop. There are 5+ outbuildings plus an oversized bank barn! The barn itself has had several additions. The bottom level of the barn includes 10+ horse stalls, machine room, tack room and several storage rooms. The second level of the barn provides a massive shop area for your choice of business needs. There is a wood working shop area, large room for parking equipment, storage room with built in shelving and office area. A pole barn for parking vehicles or equipment, huge garage with high doors and a paint room. The home has 5 bedrooms, 2 full bathrooms. The kitchen is loaded with cabinets, and plenty of space for gatherings. Just off the kitchen is a walk-in pantry. Also on this floor is a laundry room/ mudroom. Upstairs there are 4 bedrooms and 1 full bathroom. Outside, covered deck, patio and firepit provide space for entertainment and enjoyment of the country side. The multiple outbuildings and large parking lot generates an incredible amount of impervious area that creates great potential for a host of different projects. The land is mostly open fields, some woods and several acres of pasture. The property borders Muddy Run Stream. The pictures of the property were taken in 2020.

Open House Dates: Fri. August 19, 1-3 P.M. & Tue. August 23, 5-7 P.M. For more details or a private showing call Meryl @ 717-629-6036.

Terms: Settlement on or before November 9, 2022. \$40,000.00 down payment on the day of the auction. Buyer to pay 5% buyer's premium. Buyer's premium to be added to the hammer price as a portion of the total purchase price. 2% transfer tax to be split equally between the buyer and the seller. Real Estate taxes to be prorated from settlement day. **Annual Property Taxes:** \$11,210.88

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

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



Sellers: Neidlinger Enterprises, LLC; MVR, LLC



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