

# PUBLIC REAL ESTATE AUCTION

Cape Cod Home & Horse Barn on 2 Acres  
Friday April 14, 2023 @ 6:30 P.M.

1051 Fisher Hill Rd, Loysville, PA 17047- Perry County



**Directions:** From Loysville take PA 274 W/PA 850 W for 2 mi. turn right on PA 850 W. In 0.9 mi. turn right on Freeman Hollow Rd. In 0.2 mi. turn left on Quarry Rd. In 2.1 mi. the property is on the right.

**Property Description:** A very well-kept rural country setting. 3 bedroom, 2 bath, cape cod home & 2-stall horse barn on 2 acres. Fully functional wood burning fireplace, made with real mountain stone. Updates include, standing seam roof, stone retaining walls, outside living area, mature landscaping, a sizable vegetable garden, and a fenced pasture area. 2012, 24'x40' Horse barn/garage w/ 10'x12' pony barn. 10'x12' garden shed.

**Open House Dates:** Tue. March 7, 5-7 P.M. & Sat. March 18, 1-3 P.M. For more details or a private showing call Meryl @ 717-629-6036.

**Terms:** Settlement on or before June 14, 2023. \$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:** \$3,123.84

**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**

**Sellers:** Amos & Katelyn Stoltzfus





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