

PUBLIC REAL ESTATE AUCTION

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

Additional 2
Acres of Vacant
Land Available

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.

Note: There is an additional 2.1 acres of land available that will be offered to the high bidder for \$50,000.

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 or www.GoToAuction.com or www.auctionzip.com ID# 23383

BEILER-CAMPBELL
AUCTION SERVICES



AY# 002026

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



Sellers: Amos & Katelyn Stoltzfus



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