

# PERRY COUNTY REAL ESTATE AUCTION

## 3 Bedroom 2 Bathroom Home • Outbuildings Creek Frontage • 2 Cars

### Friday March 31, 2023, 5:30pm

4892 Waggoners Gap Rd, Landisburg, PA 17040



**Directions:** From Loysville take 850 E for approximately 3 mi then continue straight onto S Carlisle St. In 1.5 mi turn right on 74 S./ Waggoners Gap Rd then property will be on right in 2 miles.

**Property Description:** 3-bedroom 2-bathroom home situated on approximately 1 acre. Home features sunroom, bedroom, bathroom, kitchen/dining area on the main floor & has 2 bedrooms & a full bathroom on the 2nd floor. Has a full basement with walk-in entrance. Private septic & well. Paved driveway & a 18x24 two car garage. Outbuildings include 15x40 shop, 15x24 & 18x24 barns. A portion of Green Valley Run Creek goes through the property. Ideal property for permanent residence or rental home for an investor! Located only 20 minutes from Carlisle & 30 minutes from Harrisburg.

**Open House Date:** Friday March 17, 2023 from 1pm to 3pm

**Terms:** \$10,000 deposit day of auction. Buyer pays 2% transfer tax. Settlement by May 26, 2023, or before.

**Annual Property Taxes: \$1620.00**

**Cars:** 1950 Ford 2 door sedan with 30,341 miles, 2011 Hyundai Sonata 20T with 132,000 miles

Auctioneers Note: Real Estate will be sold at 5:30. After the Real Estate we will be selling the 2 cars.

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)

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**Auctioneer:** Jake Yoder AU #005851

Ph. (717)-513-5386

**Attorney:** Adam Britcher

Ph. (717)-567-3139







Aerial is deemed to be accurate but not guaranteed. This is not a survey.

For more information, pictures and forms go to: [www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) or [www.auctionzip.com](http://www.auctionzip.com) or [www.GoToAuction.com](http://www.GoToAuction.com)

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