

PUBLIC REAL ESTATE AUCTION

11.4 Acres w/2 Story Home
Sat. November 18, 2023 @ 1:00 P.M.

581 Cherry Valley Rd, Millerstown, PA 17062- Perry Co.



Directions: From Millerstown take Rt. 17 W for 8.5 mi. Turn left on Cherry Valley Rd. In 0.3 mi. turn right to stay on Cherry Valley Rd. In 0.2 mi. the property is on the left.

Property Description: This 11.4-acre property boasts mostly wooded surroundings and offers breathtaking views of Tuscarora Mountain. It is conveniently located in the Raccoon Valley area. The property features a two-story, 4 bedroom, 2 1/2 bath home, with spacious wrap-around porch and large picture windows that allow residents to enjoy the stunning views from inside the home as well. Partially finished basement, forced air heat, oil furnace and outdoor woodstove, a paved driveway and more. Additionally, there is a three-car garage and a detached animal shelter, providing ample storage and options for animal lovers. Also close to Raccoon Creek, a trout stream. The property's well-maintained condition reflects the overall care and upkeep of the property. This 11.4-acre property offers a perfect blend of natural beauty, tranquility, and convenient access for its owners to enjoy.

Open House Dates: Sat. October 28, 1-2 P.M. & Sat. November 4, 1-2 P.M. For more details or a private showing call Meryl @ 717-629-6036. **Terms:** Settlement on or before January 18, 2024 \$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: \$4,284.00

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

www.beiler-campbellauctions.com • 888-209-6160

Auctioneer: J. Meryl Stoltzfus
AU#005403 Ph. 717-629-6036
Sellers: Arlyn & Deloris Weaver



