

MULTI-PARCEL REAL ESTATE AUCTION

Sat. April 13, 2024 Personal Property @ 9:30 A.M.
71.5 Acres of Real Estate @ 10:00 A.M.

9 Erly Rd, Newport, PA 17074- Perry Co.



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: Robert & Patricia Fleisher





Directions: From Rt 322/22 take Rt 34 S for 2 mi. At 4-way stop, continue straight on Market St. which turns into N 6th St at the right-hand turn. Slight left on Middle Ridge Rd, go 4.7 miles. Turn left on Cold Storage Rd. 1 mi. to signs on the property.

Property Description: **Lot 1: (12.91 acres)** The Barn at Little Buffalo, a wedding venue/event center, sits on 12.91 acres and will hold 200+ guests for weddings, conferences, or concerts. A 35'x 60' bank barn, built circa 1750 using hand hewn logs, was remodeled in 2021 and is insulated with heat and AC. It has a stone propane fireplace, (w/1000 gal buried propane tank) and two stone wet bars. A 7'x60' front balcony and two porches in the rear provide ample space to relax. The cozy lower level has radiant floor heat and shows off the repointed stone foundation. A 40'x 80' Quonset hut is insulated, with heat/AC and was remodeled with a barn door front. It has real sandstone wainscoting and is accented with decorative LED lighting. This building will seat 125 people and has studio acoustic panels and plenty of additional storage. Next to the large parking lot, there is a well-maintained, productive vineyard and additional restrooms. A perennial tributary to the Little Buffalo Creek flows through the property adds to the beauty of the country setting. \$30,000 down payment on the day of the auction. Annual R/E Taxes: \$2,575.35 **Lot 2: 2.22 acres** with stream and 1856 sq ft recently remodeled 3 bed, 2 bath farmhouse. The country style theme permeates the large kitchen with granite countertops, dining room and living room. New paint and hardwood flooring throughout. It has a 23'x29' garage with lean-to and a 14'x36' animal shelter with room for a pasture. A spring fed tributary to Little Buffalo Creek flows past a historic 2 story log spring house. It's currently a successful Airbnb. A wraparound porch is calling for your attention so check out this remarkable property today! \$10,000 down payment on the day of the auction. Annual R/E Taxes: \$2,492.29 **Lot 3: 36.18 acres** of vacant land with 22 acres tillable and balance wooded. Easy access with road frontage along three sides. Little Buffalo Creek, a stocked trout stream and Lutman Run flow through this property. Plenty of level land to build with scenic views of the creeks and woods. It is suitable for a variety of agriculture options and would also make a great hunting or recreational property. You'll be thrilled when you see what all this piece of land has to offer! \$20,000 down payment on the day of the auction. Annual R/E Taxes: \$232.66 **Lot 4: 20.17 acres** of vacant land with 6 acres tillable and balance wooded. With road frontage on Erly Rd and a knoll overlooking the countryside, there are plenty of spots to build that dream home. Both the nature lover, and those looking for recreation, will find themselves at home here. \$10,000 down payment on the day of the auction. Annual R/E Taxes: \$129.74

Auctioneer's Note: Only a mile from the popular Little Buffalo State Park, this gives you an opportunity to preserve history with an income producing property in the heart of Perry County. All taxes are estimated.

Open House Dates: Sat. March 16, 1-3 P.M. & Sat. March 30, 1-3 P.M. For more details or a private showing call Gerald @ 717-582-6589 or Meryl @ 717-629-6036. **Terms:** Settlement on or before June 12, 2024. 2% transfer tax to be paid by the buyer. Real Estate taxes to be prorated from settlement day.

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

Personal Property: 375 Lifetime chairs; 24- 5ft. round Lifetime tables; 14 custom dining room tables; 90 dining room chairs; 20- 30" bar stools; 2 keg barrel tables; 2 poly bar height patio sets; approx. 200 lots of clean antiques and décor (see website for details).

All information provided is deemed to be accurate but not guaranteed.

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