

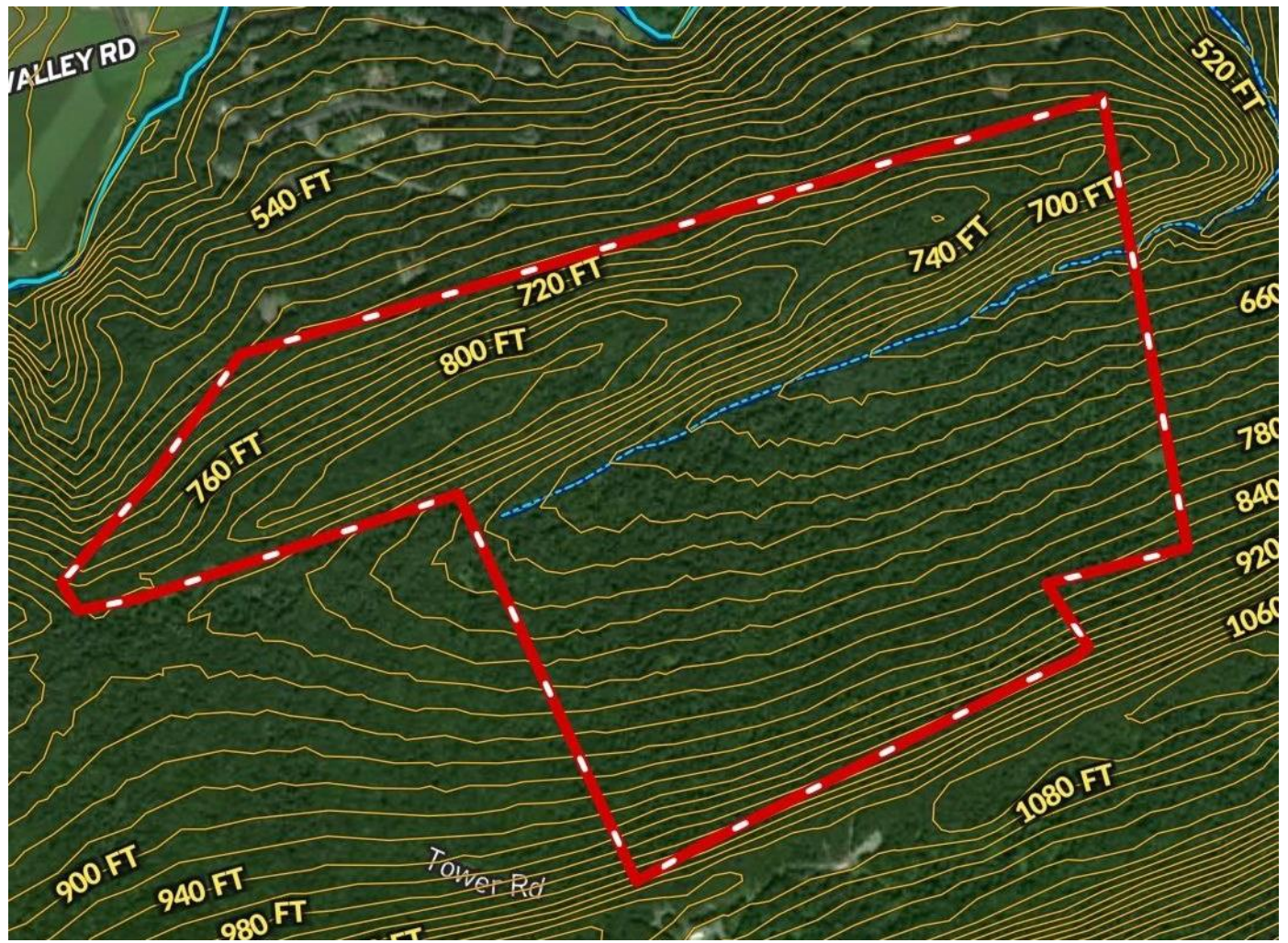
PUBLIC REAL ESTATE AUCTION

311.69 Acres

Sat. May 18, 2024 @ 11:00 A.M.

00 Reiff Dr, Marysville, PA 17053- Perry Co.

GPS Address: 195 W. Stewart Ct. Marysville, PA 17053



Directions: From Rt I-81, take US 11/15 North for 1.2 miles to Rockville Blvd on the left. Go .7 of a mile to W Stewart Circle and follow signs to property.

From US 11/15, take Rt 850 west for 2 miles, turn left on Heisley Rd, go .3 miles and turn right on New Valley Rd. Go .6 of a mile and turn left on Tower Rd. Go .8 mile to sign on property.

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

Seller: Fishing Creek Valley Associates, LP





Property Description: 311.69 wooded acres bordering State Game Lands with mature timber. No timber harvesting for 20+ years. Near the historic Rockville Bridge, this parcel of land has paved access from Rockville Estates. Tower Rd provides access at the opposite end. Adjoins SGL 170 (9,145 acres). Near the Susquehanna River, 3 boat launches within 3 miles. With trails and a tributary to the Fishing Creek running through the property, it makes this a outdoor enthusiasts and/or hunter's paradise. Plenty of attractive sites for building a getaway/cabin or dream home. Perc test to be completed prior to auction. The property's extensive acreage, its location adjacent to State Game Lands, the proximity to Susquehanna River, combined with its ease of access truly make this a very rare property. This property promises a unique blend of privacy, natural beauty, and accessibility to outdoor activities that is hard to match.

Open House Dates: Sat. April 20, 1-3 P.M. & Sat. April 27, 1-3 P.M. For more details or a private showing call Gerald @ 717-582-6589 or Meryl @ 717-629-6036. **Terms:** \$50,000 down payment the day of the auction. Settlement on or before June 28, 2024. 2% transfer tax to be paid by the buyer. Real Estate taxes to be prorated from settlement day. **Annual Property Taxes:** \$440.71

Attention Realtors: Broker Participation offered to Realtors with a buyer, your buyers must be preregistered. All information provided is deemed to be accurate but not guaranteed.

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