

MULTI-PARCEL REAL ESTATE AUCTION

103.61 Acres • 3 Parcels

51.13 Acres • 39.03 Acres • 13.45 Acres w/ Cabin

Sat. May 18, 2024 @ 2:00 P.M.

597 Buckeye Trail, Loysville, PA 17047- Perry Co.



Directions: From Rt 74, turn right on Rock Hollow Rd, in 1.1 mile turn right on Paradise Rd. Go 1.4 miles to signs on property.

Property Description: Nestled within the secluded woodlands of Perry County along a gravel/dirt road, this 103.61-acre property offers a rare blend of seclusion and accessibility. Subdivided into three parcels, each with its own unique character, this land promises a tranquil escape less than an hour's drive from the city of Harrisburg, PA. Tracts of land this remote in central Perry County are hard to find. Each tract offers the opportunity to experience wildlife up close, with frequent deer, turkey, and occasional bear sightings. Proximity to several trout streams and state game lands enhances the attraction for outdoor enthusiasts and hunters alike.

Parcel 1: 00 Buckeye Trail: 51.13-acre parcel that features a tranquil creek that meanders through the mature timberland. It is an ideal setting to build a secluded cabin or a permanent home in the middle of nature's splendor. Close to electricity. \$20,000 down payment on the day of the auction. Annual R/E Taxes: \$78.20.

Parcel 2: 597 Buckeye Trail: 39.03 acres of mature timberland. The woods provide a picturesque backdrop for a future home or cabin, with ample land that beckons to be shaped into your dream property. \$10,000 down payment on the day of the auction. Estimated Annual R/E Taxes: \$1,000.00.

Parcel 3: 00 Mountain Top: 13.45 acres of woodland with a quaint log cabin, offering nice ridge-top views that capture the beauty of Perry County. This off-grid cabin with cathedral ceilings and a wraparound porch is the epitome of privacy and natural beauty, perfect for those seeking a peaceful retreat and/or an adventurous hunting ground. \$10,000 down payment on the day of the auction. Annual R/E Taxes: \$1,001.28.

Open House Dates: Sat. April 20, 10 A.M.-12 P.M. & Sat. May 4, 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 July 17, 2024. 2% transfer tax to be paid by the buyer. Real Estate taxes to be prorated from settlement day. The property will be sold price per acre. High bidder's choice of lot(s).

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.

For additional pictures go to www.beiler-campbellauctions.com or www.GoToAuction.com or www.auctionzip.com ID# 23383

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Sellers: Duane Friends, Scott & Kristin Friends



