

117.63 ACRES

PUBLIC AUCTION

WOODED LAND W/ SMALL CABIN

PERRY COUNTY



00 Route 233 | Landisburg, PA 17040

Directions: From I-81, take exit 37 and take PA-233 N for 17.2 miles to property on right.

PROPERTY FEATURES

- 117.63 Acres of wooded land
- A small, rustic cabin on a level section of land
- Borders the Tuscarora State Forest
- Close to Colonel Denning State Park
- A significant volume of marketable timber
- 40 min. drive from Harrisburg, PA
- Recreational and/or permanent dwelling possibilities
- A great combination of privacy, and accessibility
- Beautiful views of the surrounding valleys and mountains
- Excellent hunting: deer, bear, and turkey
- ATV and hiking trails

OPEN HOUSE

Sat. April 19, 3-5 pm &
Sat. April 26, 2-4 pm
For a private tour call:
Gerald 717-582-6589
Meryl 717-629-6036

AUCTION DATE

Saturday,
MAY 17, 2025
@ 11:00 A.M.

TERMS

\$30,000 down payment on the day of the auction.
Settlement on or before July 17, 2025. 2% transfer tax
to be paid by the buyer. Real estate taxes to be
prorated from settlement day.

Annual Taxes \$187.00.

Contact us for quick, convenient financing options,
including down payment and bridge loans.

All information is deemed accurate but not guaranteed

AUCTIONEER REMARKS *Whether you're looking for a weekend getaway, hunting camp, or the ideal site to build your dream home, this property delivers. Direct access to Tuscarora State Forest for hiking, hunting, and exploring. Marketable timber offers both immediate and long-term investment potential. Don't miss this rare opportunity to own a large, forested tract with views, a cabin, and direct access to state land.*



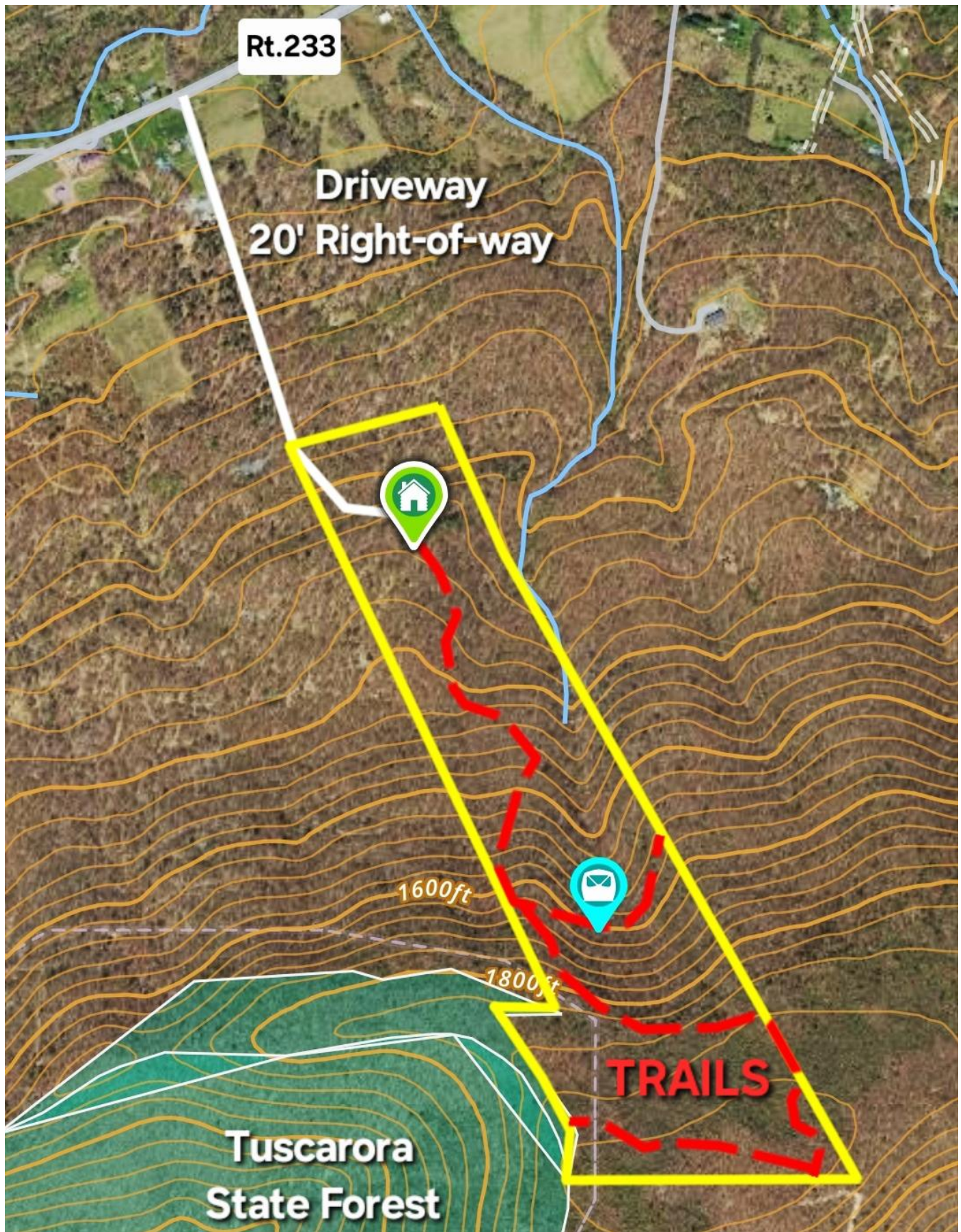
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AUCTION SERVICES

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AUCTIONEER
J. Meryl Stoltzfus
AU#005403
Ph 717-629-6036

SELLERS
Daniel E. Peachey
John L. Zook





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