

11.71 ACRE FARMETTE PUBLIC AUCTION

HOUSE | BARN | PASTURE | GARAGE

PERRY COUNTY



6066 Shermans Valley Rd. | Loysville, PA 17047

Directions: From New Bloomfield, take PA-274 W for 16.3 miles to property on left.

PROPERTY FEATURES

Home

- 2,027 sq. ft. farmhouse
- 4 bedrooms, 1 bath
- Early farmhouse with spacious addition

Outbuildings

- 30' x 40' barn (versatile for storage or ag use)
- 12' x 24' garage

Land Features

- Approximately 9 acres of tillable and pasture ground
- Ideal for gardens, crops, or livestock

Water Feature

- Cisna Run meanders through the property, adding natural beauty

Additional Highlights

- Road frontage (1,300+ ft.)
- Peaceful rural setting with functional land

OPEN HOUSE

Tue. June 3, 6-7 P.M.
&

Sat. June 7, 1-2 P.M.
For a private tour call:
Gerald 717-582-6589
Meryl 717-629-6036

For additional photos and information go to
beiler-campbellauctions.com or scan the QR code.

TERMS

\$25,000 down payment on the day of the auction. Settlement on or before August 27, 2025. 2% transfer tax to be paid by the buyer. Real estate taxes to be prorated from settlement day.

Annual Taxes \$2,125.63.

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

All information is deemed accurate but not guaranteed

**AUCTION
DATE
FRIDAY
JUNE 27
2025
@ 6:00 P.M.**

AUCTIONEER REMARKS *This combination of usable acreage, road frontage, and existing infrastructure is ready for homesteaders, hobby farmers, gardeners and or anyone seeking space and simplicity. The 2027 sq ft farmhouse offers spacious living with rustic charm, and the barn provides versatile storage or ag use.*



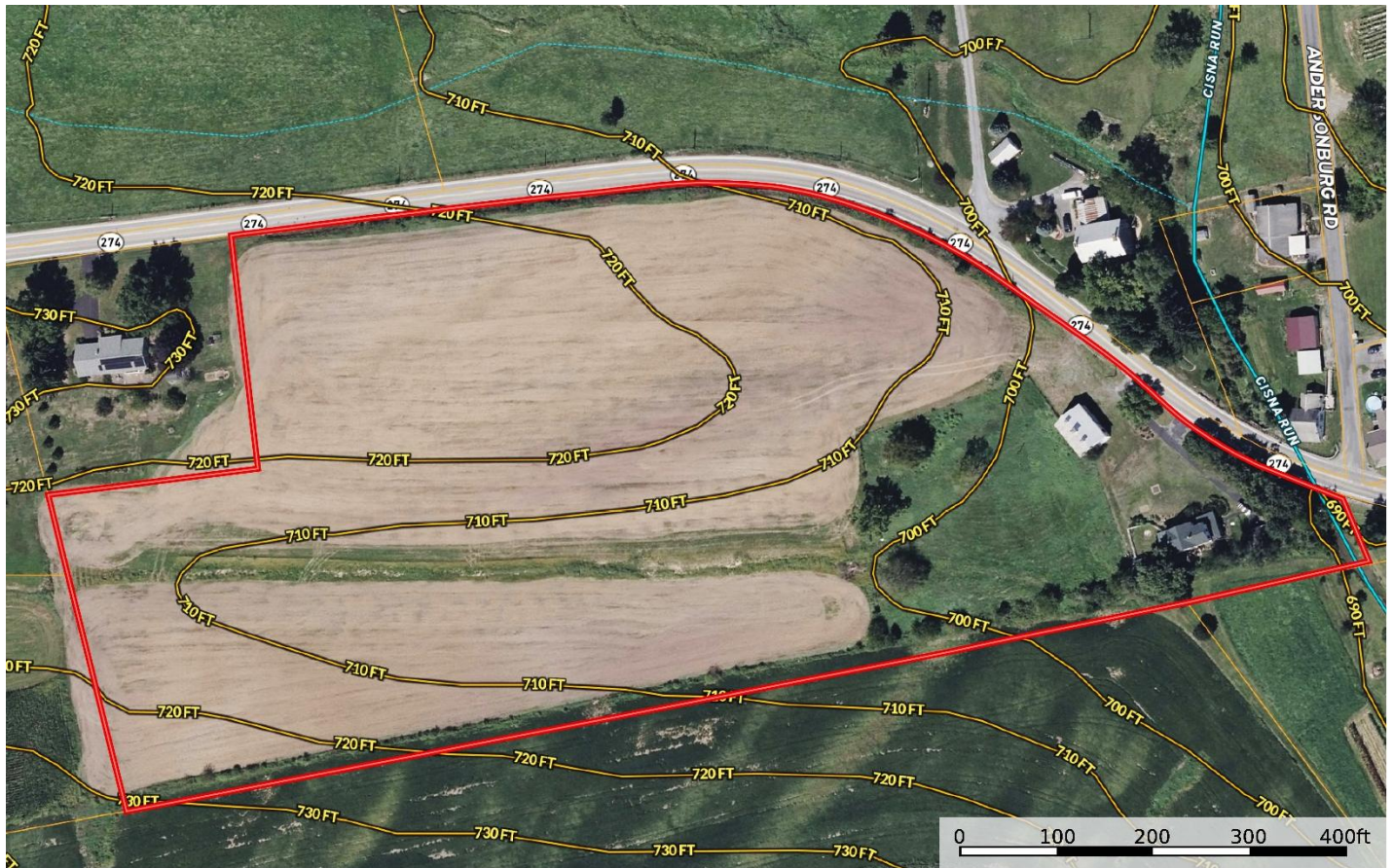
BEILER-CAMPBELL
AUCTION SERVICES

beiler-campbellauctions.com • 888-209-6160 AY#002026

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



SELLER
Susan E. Seager



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