

# 10.65 ACRE FARMETTE PUBLIC AUCTION

HOUSE | BARN | 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](http://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

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**AUCTIONEER**  
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**SELLER**  
**Susan E. Seager**