

73.84 ACRES

PUBLIC AUCTION

CABIN | WOODS | CREEK | FOOD PLOT

PERRY COUNTY



00 Paradise Dr. | Loysville, PA 17047

Directions: From New Bloomfield, take PA-274 W for 6.9 miles and turn right onto PA-74 N, Go 3 miles and turn right on Rock Hollow Rd, in 1.1 mile turn right on Paradise Dr. Go 1 mile to signs on property.

PROPERTY FEATURES

- A secluded recreational retreat on 73.84 acres
- 4-bedroom, 1-bath off-grid cabin with a 55' mobile home and a 12' x 32' addition
- Property is wired for generator use but electric utilities are nearby for residential use
- Spring water source and septic system
- 12'x16' and 8'x10' storage sheds
- Land features rolling ridges, gentle slopes with $\frac{3}{4}$ acre food plot, creek & spring
- Established trails throughout the property
- Tree stands in place for immediate use
- Includes a stand of marketable timber for investment or harvest,

OPEN HOUSE

Thur. July 31, 5-7 P.M.
& Sat. August 9, 5-7 P.M.
For a private tour call:
Gerald 717-582-6589
Meryl 717-629-6036

**AUCTION
DATE**
Friday,
AUGUST 29,
2025
@ 6:00 P.M.

TERMS

\$30,000 down payment on the day of the auction. Settlement on or before October 29, 2025. 2% transfer tax to be paid by the buyer. Real estate taxes to be prorated from settlement day.

Estimated Annual Taxes \$2,342.17.

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

All information is deemed accurate but not guaranteed

AUCTIONEER REMARKS *With frontage along a gravel road offering access and privacy, this 73.84 acres of diverse, scenic land is perfect for hunting, hiking, and unplugging from the everyday. Tucked away in nature, the cabin offers a cozy escape, and a spacious back porch for relaxing after a day outdoors, and the land features everything an outdoor enthusiast could want. Whether you're looking to hunt, explore, or just enjoy peace and quiet, this recreational haven is ready for your next adventure.*



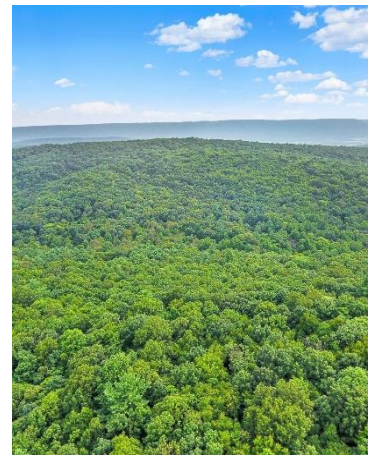
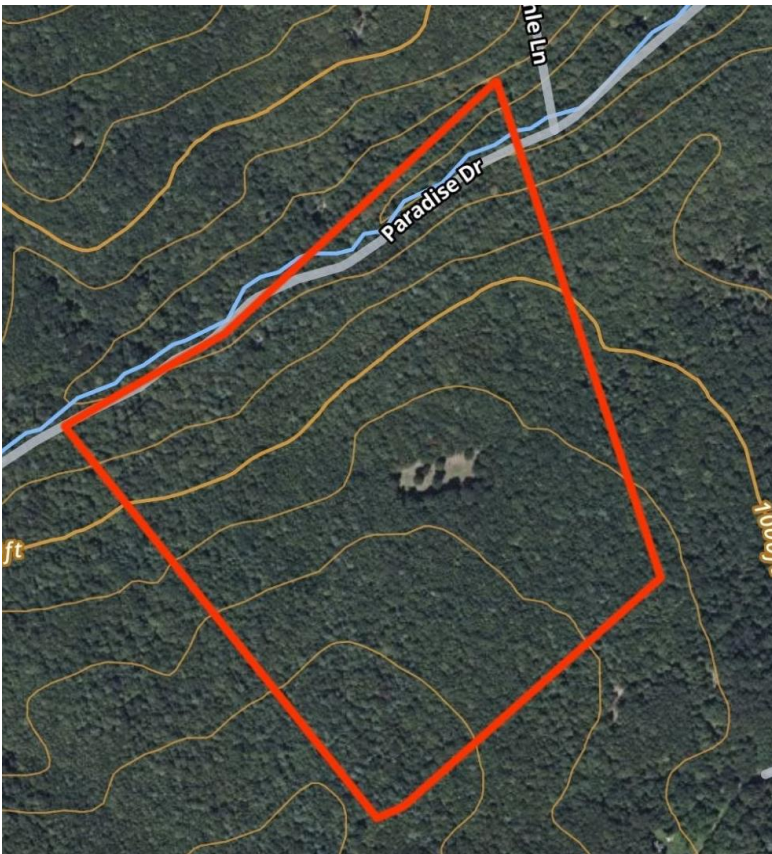
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AUCTION SERVICES

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AUCTIONEER
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SELLER
**Ruth F. Lapp & the
late Christ E Lapp**



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