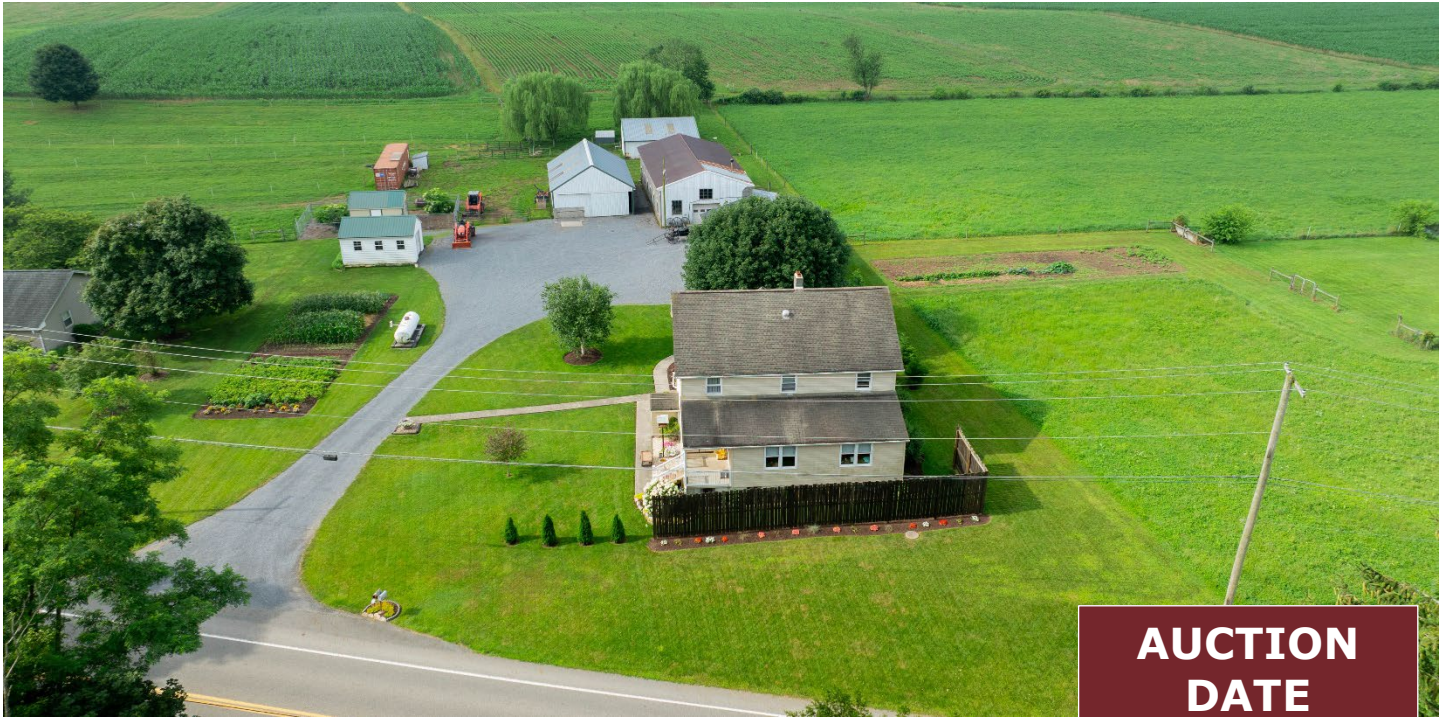


# 3.6 Ac. Country Property PUBLIC AUCTION

5 BED HOUSE | 2 STORY BARN | 2 CAR GARAGE  
OUTBUILDINGS | PERSONAL PROPERTY

DAUPHIN COUNTY



**3152 Route 25 | Millersburg, PA 17061**

Directions: From Millersburg follow Route 25 East approx. 6.8 Miles to the property on the right.

## PROPERTY FEATURES

- 3.6 Acre +/- Country Property
- 2 Story 5 Bedroom 2 Bath House
- Large Kitchen & Dining/Living Room
- Family Room with Hardwood Flooring
- Mud Room & Beautiful Maintenance Free Deck
- Full Basement with Kitchen Cabinets
- 28'X 56' 2 Car Detached Garage with 10' Overhead Doors.
- 28'X 56' Block Shop Building
- 24'X 16' Animal Barn & 26' X 36' Animal Barn with Horse stalls
- Large Pasture Area, Large Garden Area, Mature Trees, Concrete Patio, Wash line
- Onsite Septic & Well
- <https://bit.ly/3152PA-25> Millersburg V-Tour

## OPEN HOUSE

Mon. Aug 18, 5:30-7 pm  
Sat. Aug 23, 10 am-Noon  
Tue. Aug 26, 5:30-7pm



## TERMS

\$25,000 down payment on the day of the auction.  
Settlement on or before December 1, 2025. 2% transfer tax to be paid by the buyer. Real estate taxes to be prorated from settlement day. **Annual Taxes \$4823.00, Mifflin Township.** Bridge loans available please contact auctioneer for details. *All information is deemed accurate but not guaranteed*

**AUCTION  
DATE**  
Saturday,  
**September 20  
2025**

Personal Property  
@ 9 am  
Real Estate  
@ 11:00 am

**AUCTIONEER REMARKS** Well, Maintained Country Property Including a Well Kept 5 Bedroom 2 Bath 2 Story House, detached 2 Car Garage, Shop Building, Animal Barns & Large Pasture Area for Animals, Large Garden Area, Concrete Patio & More. The Beiler Family Is Downsizing and Giving You the Opportunity to Own a Property That Is Move in Ready Condition. Don't miss your chance to make your dream home come true. Food stand will be available; proceeds will go to a local couple in need.



**BEILER-CAMPBELL**  
AUCTION SERVICES

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

## AUCTIONEER

**Wilmer Martin**  
717-333-4881 AU#6086  
**Elvin Stoltzfus**  
717-863-8740 AU#6393



## SELLERS

**Henry & Naomi Beiler**  
**ATTORNEY**  
**Kerwin-Kerwin LLP**  
717-362-3215





For additional photos go to [beiler-campbellauctions.com](http://beiler-campbellauctions.com) or [GoToAuction.com](http://GoToAuction.com) or [auctionzip.com](http://auctionzip.com) ID# 23383

## Personal Property Features

**Tractor & Equip & Tools:** 2014 Kubota L-3560 Tractor (1430 hrs) with LA555 Bucket, County Line Carryall Attachment, Rhino 6' PTO Attach Mower, 4 Seater Spring Wagon, Animal Shelter, 12'X16' Portable Chicken coop with waterers & feeders, Wooden 2 Horse hitch, Welding Table Welding rods, Acetylene tank, Large Anvil, Compact Forney welder, Pneumatic Tools, Garden Seeder, Wen dust collector, Wahuda 12" planer & table, Pull type garden cultivator, Air Sander, Drill Press, Band Saw, Poly Wheel Barrows, Boxes of Bolts & Screws, Hand Tools & More.

**Antiques & Household Furniture:** Bosch Pneumatic Mixer, Nespresso coffee maker, Rocking Chairs, Old wooden benches, Wooden cabinet, Wooden table on casters, Exercise machine, Single bed, Ping Pong table, Toy box, Wooden animal barn, Boxes of Glass canning jars & jugs, Vintage wire egg baskets, Ice cream freezer, Coal buckets, 5 gal Crock, Marble roller, Agate bowl & bucket, Victoria strainer, Cheese press, LP Cooker & Pot, LP portable lights, Wooden apple crates, Bike, Sewing Machine & cabinet, Table & Chairs, Custom Built stainless steel canner with wood burner box, Nice wooden trash can, Old wooden trunk, 2 end tables, Lots of readers digest, Farm ranch & Other magazines, Reflex table, Food dehydrator, Wooden sleds, Old milk cans, Wooden buggy wheels, & More items not listed.

**Coins:** Liberty halves, Kennedy halves, 2 Dollar bills, One cent coin, North American silver coin, Misc other coins.