

32.79 ACRES

PUBLIC AUCTION

HOUSE | SHOP | WOODS | PERSONAL PROPERTY

PERRY COUNTY



115 Lake Seldom Seen Rd. | Landisburg, PA 17040

Directions: From 1-81, take PA-74 N for 14.9 miles and turn left onto Bridgeport Rd. Go 1.5 miles and turn left onto PA-233 S. Go 2.7 miles and turn right onto Lake Seldom Seen. Continue for .03 of a mile to property on right.

PROPERTY FEATURES

- 3-bedroom, 1.5-bath home on 32.79 acres
- 3,400 sq ft under roof—1,510 sq ft finished
- Attached 2-car garage
- Unique stonework throughout
- Spacious deck
- 7 acres of tillable ground ideal for pasture, gardening, or wildlife food plots
- 23 wooded acres for hunting or hiking
- Property borders Laurel Run
- Historic stone structure and well
- Located near Colonel Denning State Park and Tuscarora State Forest
- Less than an hour to Carlisle and Harrisburg

OPEN HOUSE

Sat. Sept. 6, 1-3 P.M. &
Tue. Sept. 9, 5-7 P.M.
For a private tour call:
Gerald 717-582-6589
Meryl 717-629-6036

TERMS

\$25,000 down payment on the day of the auction. Settlement on or before December 4, 2025. 2% transfer tax to be paid by the buyer. Real estate taxes to be prorated from settlement day.

Estimated Annual Taxes \$4,178.37

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

All information is deemed accurate but not guaranteed

AUCTION DATE

Saturday

**OCTOBER 4,
2025**

Personal Property
@ 9:00 AM
Real Estate
@ 12:00 PM

AUCTIONEER REMARKS *Discover this scenic property in Perry County, surrounded by abundant outdoor recreation. Formerly a barn, the home showcases rustic charm with exposed beams and unique stone floors. The southern boundary follows Laurel Run for 1,400 feet, a native brook trout stream perfect for fishing or relaxing by the water. This property offers the perfect blend of privacy, recreation, and potential.*



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AUCTION SERVICES

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



SELLERS
**Richard & Carol
Kaufmann**



FARM, TRACTOR & TOOLS

2017 Sure-Trac dump trailer, 6'x12', 9900 GVW, '12 Kioti DK 45 SE tractor (500 hrs.) w/ loader '10 Exmark zero turn mower w/60" deck, less than 400 hours on 25hp motor, Herd 3 pt spreader, 3 pt 500# fertilizer spreader, Two 10' culti-packers, 6' bush hog mower, FMC 6x6, 7' Kodiak rear blade, QA 6' dirt bucket w/teeth, 7.5' Meyer Snow Plow (fits Gen 2 Ram trucks), QA 60" grapple, JD, 10' transport disc harrow, 200 gallon field sprayer on wheels-needs pump, QA 42" pallet forks, Log chains, tractor chains, Scrap steel, 10'x 10' chain link dog kennel, dog box, JD #45 loader w/dirt bucket, 75' wire rope cable w/grab hooks, Snatch block, Assorted clevis and draw bar hitches, Lincoln AC 220V Buzz Box welder, Everlast DC welder 200A, Welding cart, Portable welding table, Welding helmets & gloves, welding rods, Saw horses, Craftsman 10" table saw, Wood lathe & wood turning tools, Combo planer & disc sander, Electric motors, power tools, hand tools, 6 drawer rolling tool chest, Web straps, Ratchet straps, Extension cords, Delta drill press, vise, Makita air compressor, Portable air tanks, Spray guns, body shop materials, Ridgid 14 gal. wet/dry vacuum, Toro straight shaft weed wacker, Stihl chain saw MS 261, 18" & 20" bars, Chainsaw chaps, ZT mower jack, Hydraulic jacks, Kerosene heater, Gas, kero & diesel cans, 20' aluminum extension ladder, 7' step ladder, Metal file cabinet, oil, lawn & garden tools,

GUNS, HUNTING & FISHING SUPPLIES

Model 52 Winchester 22 LR rifle, Ruger Single Six Revolver w/.22 and 22 mag cylinders, Browning Auto 5, 2 3/4" 12 gauge shotgun with choke tubes, Stevens 16 gauge single shot modified shotgun, New England Firearms 20 gauge single shot youth shotgun, Various ammo & brass, 2 Hoyt Compound bows, Mathews compound bow set up for target, Bow Press, Bow accessories, Assorted arrows, 8 x 42 Nikon, Zeiss and Bausch & Lomb binoculars, 17' Grumman aluminum canoe, Camo hunting clothes, tree stands, Screw-in tree steps, Day packs, Camp trails frame backpack, Coleman cook stove, Back pack stove, Turkey calls, 6.5' spinning rod with Mitchell reel, landing net, Minnow bucket, Fly rods, Orvis 10' graphite 3 wt., 3 pc. Nymph rod, St. Croix, 2 pc., 8' 5 wt. graphite rod, Orvis, 9'-3", 2 pc., 5 wt., graphite rod, Fenwick 7.5', 2 pc., 5 wt. glass rod, Dan Craft, 10', 3 pc., 8 wt. graphite rod.

BOOKS & CAMERAS

Archery and Flyfishing books, Beginner's Bible, Roy Chandler books - Shattos's Way #608/1000 & Friend Seeker, Home Repair books, Old leather-bound classic novels, 1905 No. 3A Autographic Kodak Special, 1920-1930 Voigtlander AVUS 6.5x9cm Germany Folding Camera+lens & Skopar 4.5/10.5cm Lens,

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1940 Vintage Kodak Duaflex II Camera Kodet Lens With Flash USA, 1940 Brownie Target Six-20, made in USA Eastman Kodak Co, 1940 Metro-Cam, Metropolitan Industries, 1958 E16 Bilora Bella, E10 Made in Germany, with case, 1972 Kodak Pocket Instamatic 40 camera, 1978 Canon SLR AT-1 Manual with Vivitar 283 auto electronic flash, Vivitar 70-150mm zoom lens, 1990s Nikon Fun & Touch, Sony Video Camcorder.

HOUSEHOLD

32 oz Thermos, glass liner, cut glass, china, photo frames, Christmas decor, wrapping paper, tablecloths, flashlights, Pasta Machine, Kitchen Aid Mixer Deluxe 4.5 Qt, Rocking chair, assorted scissors, thread, needles, beaded ribbon, yarn, knitting needles, button tin, beads, Polyester flat filling, Raggedy Ann and Andy patterns, costume jewelry, dog items, RH Baseball glove, Folding walker, Medical 4-wheel rollator walker 300# capacity, Fitness rowing machine, cross country ski machine.

MISC

Framed newspapers of end of Vietnam War, resignation of Richard M Nixon, poster & program signed by Musa Smith, Vintage Sawyer's View-Master w/assorted reels, Legos & table, Star Wars action figures & starship, Board games, trumpet w/case, zither

Auctioneer's Note: good clean items, many more items not listed.