

# 67+/- ACRES

## PUBLIC AUCTION

STONE HOME | EQUIPMENT SHED | PAVILION

PERRY COUNTY



### 1323 Couchtown Rd. | Loysville, PA 17047

Directions: From US 322/22 in Newport, follow PA-34 S for 7.1 miles and continue straight onto PA-274 W. Continue for 14 miles and turn left onto Couchtown Rd. Go 1.3 miles and turn right onto lane. Follow signs to property.

#### PROPERTY FEATURES

- 67.5 acres in scenic Perry County
- 3,189 sq. ft. stone home
- 5 bedrooms, 4 baths, and 2 kitchens
- Full walkout basement, multiple porches & patios
- Pavilion with outdoor kitchen
- Volleyball/pickleball court & children's play area
- 22' x 22' detached 2-car garage
- 38' x 80' equipment shed
- 17 acres of fertile tillable ground
- Large enclosed tree stand
- Off grid 435 sq. ft. cabin w/ outdoor fire place
- Property borders the Shermans Creek
- Located near Fowlers Hollow, Big Spring, Little Buffalo, and Colonel Denning State Parks.

#### OPEN HOUSE

Sat. Sept. 6, 4-6 P.M. &  
Fri. Sept. 19, 4-6 P.M.

For a private tour call:  
Gerald 717-582-6589  
Meryl 717-629-6036

#### AUCTION

#### DATE

Wednesday,

**OCTOBER 15,  
2025**

@ 3:00 P.M.

#### TERMS

\$50,000 down payment on the day of the auction. Settlement on or before December 15, 2025. 2% transfer tax to be paid by the buyer. Real estate taxes to be prorated from settlement day.

**Estimated Annual Taxes \$4,682.**

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

*All information is deemed accurate but not guaranteed*

**AUCTIONEER REMARKS** Discover a rare opportunity to own 67.5 acres in scenic Perry County. As a previous offsite showroom for AH Reiff, the home is surrounded by extensive hardscaping, including a paved driveway, a paver parking area, paver patios with picnic tables, and flagstone walkways. Enjoy resort-style amenities with a hot tub, impressive pavilion featuring an outdoor kitchen, volleyball/pickleball court, and children's play area. At the top of the ridge, a large open field is perfect for farming or food plots. Currently a popular cabin retreat, this property blends income potential, farming capability, and year-round recreation in one exceptional package.



**BEILER-CAMPBELL**  
AUCTION SERVICES

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#### AUCTIONEER

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



#### SELLERS

**Ammon & Bonnie  
Reiff**





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