

69.2 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

- 69.2 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 & running water
- 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
- 2 room cabin w/ stove, well & outdoor fireplace
- Borders a stocked trout stream w/ historic dam
- Over 2000' of Shermans Creek frontage
- 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 January 15, 2026. 2% transfer tax to be paid by the buyer. Real estate taxes to be prorated from settlement day.

Estimated Annual Taxes \$4,832.

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 69.2 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.



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AUCTION SERVICES

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AUCTIONEER
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SELLERS
Ammon & Bonnie
Reiff



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