57.55 ACRES

PUBLIC AUCTION

HOUSE | SHOP | WOODS | PERSONAL PROPERTY

DAUPHIN COUNTY



158-C Pleasant View Rd. | Halifax, PA 17032

Directions: From Clarks Ferry US-322/22, take PA-147 N for 5.8 miles and turn left on the PA-147 N/PA-225 N. Go 1.6 miles and turn left onto PA-225 N/Armstrong St. Go 4.7 miles and turn left onto Nice Rd and make an immediate right onto Pleasant View Rd. Go .4 of a mile and turn left onto private driveway.

PROPERTY FEATURES

- 57.55-acre farm at the base of Berry Mountain
- 1,000 sq ft, 2-bedroom, 1 bath farmhouse
- 694 sq ft, 2-bedroom, 1 bath mobile home
- 52' x 108' multi-use equipment shed suitable for commercial, storage, or agricultural operations
- Shed contains 538 sq ft apartment w/ large porch
- 28.5 acres of flat to gently rolling tillable land
- 25 acres of wooded land with marketable timber
- **Excellent hunting opportunities**
- 1 well and 3 functioning septic systems
- Over 1,000 feet of road frontage
- Strong subdivision or development potential
- Multiple rental income sources
- Panoramic views of Armstrong Valley's fertile farmland against the scenic backdrop of Peters Mountain.

OPEN HOUSE

Tue. Aug. 12, 5-7 PM & \$at. Aug. 23, 10 AM-12 PM For a private tour call: Gerald 717-582-6589 Meryl 717-629-6036

DATE Friday

SEPTEMBER 12, 2025

Personal Property @ 4:00 PM Real Estate @ 6:00 PM

TERMS

\$40,000 down payment on the day of the auction. Settlement on or before November 12, 2025. 2% transfer tax to be paid by the buyer. Real estate taxes to be prorated from settlement day.

Estimated Annual Taxes \$6,699.17

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

All information is deemed accurate but not guaranteed

AUCTIONEER REMARKS This 57.55-acre farm at the base of Berry Mountain offers agricultural value, development potential, and multiple income options. The land includes 28.5 acres of flat to gently rolling tillable ground, perfect for crop production, while 25 wooded acres with marketable timber and excellent hunting appeal to recreational buyers. Enjoy sweeping views of Armstrong Valley and Peters Mountain—all from your private piece of the countryside.



AUCTIONEER

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



SELLERS Estate of Ellen M. & James E. Nice









1972 Lincoln Continental Mark IV

45,000 original miles, 2 owners, Garage kept, 460 CID V8, PS, PW, PB, AC, automatic, white leather interior, blue carpet

LAWN & GARDEN

John Deere D140 lawn tractor 48", Toro 21" self-propelled mower, Craftsman lawn edger, dump lawn cart, 3PT dump box, front hyd blade off Ford 4000, Jacobsen & Moto-Mower snowblowers, Scotts fertilizer spreader, Craftsman battery trimmer, Worx blower, picnic tables, benches, folding reflective triangles, brooms, rakes, shovels, porch swing, gas grill, propane tank, wood box, garbage cans, bike, wooden step ladders, metal star, galvanized watering cans & more

TOOLS

ProKar vehicle lift 9,000 lb.model TP9KAF (sold after real estate), upright air compressor 3 hp, Cricket ESV battery scooter, hitch receiver platform for scooter, extendable ramps, Magnum 002 tire changer, Speedaire air tank, Schumacher battery charger, 8T engine hoist, torch set on cart, power hacksaw, drill press, sandblaster, anvil, jack stands, bottle jacks, Weaver Lo-Way floor jack, chains, chain binder, fire ext, paint, bag wagon, cylinder cart, trouble light, electrical cords. Milwaukee heat gun, B&D circular saw, electric drill & bits, palm orbit sander, straps, wooden shop tables, metal desk & cabinet, metal shelving, come-a-long, oilers & more C-clamps, metal gas cans,

5 gal Sheetrock, metal toolboxes, wrenches, hand planers, braces, electrical & plumbing supplies, cable, metal bins, & more

COLLECTIBLES

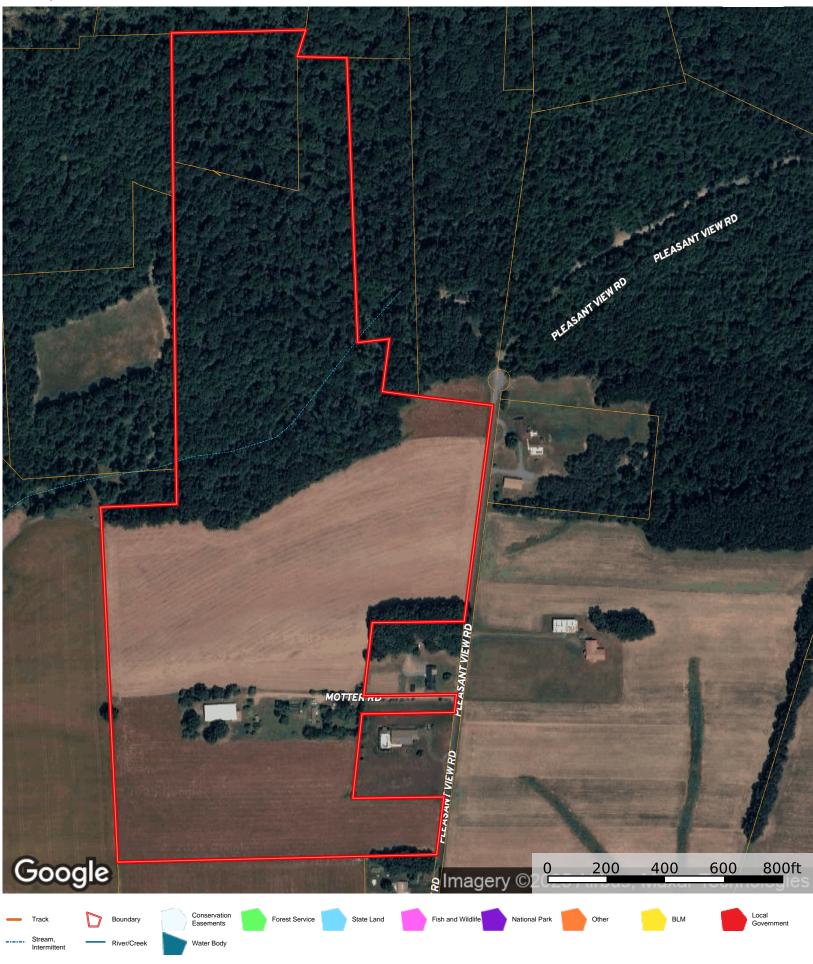
IH pedal tractor w/ cart, vintage pedal tractor, Dixie Clipper red wagon, Taylor-tot walker/stroller, croquet set, several boxes of Studebaker car parts, scythe, wooden trunk, wooden cider press by Giunta Bros Mfg

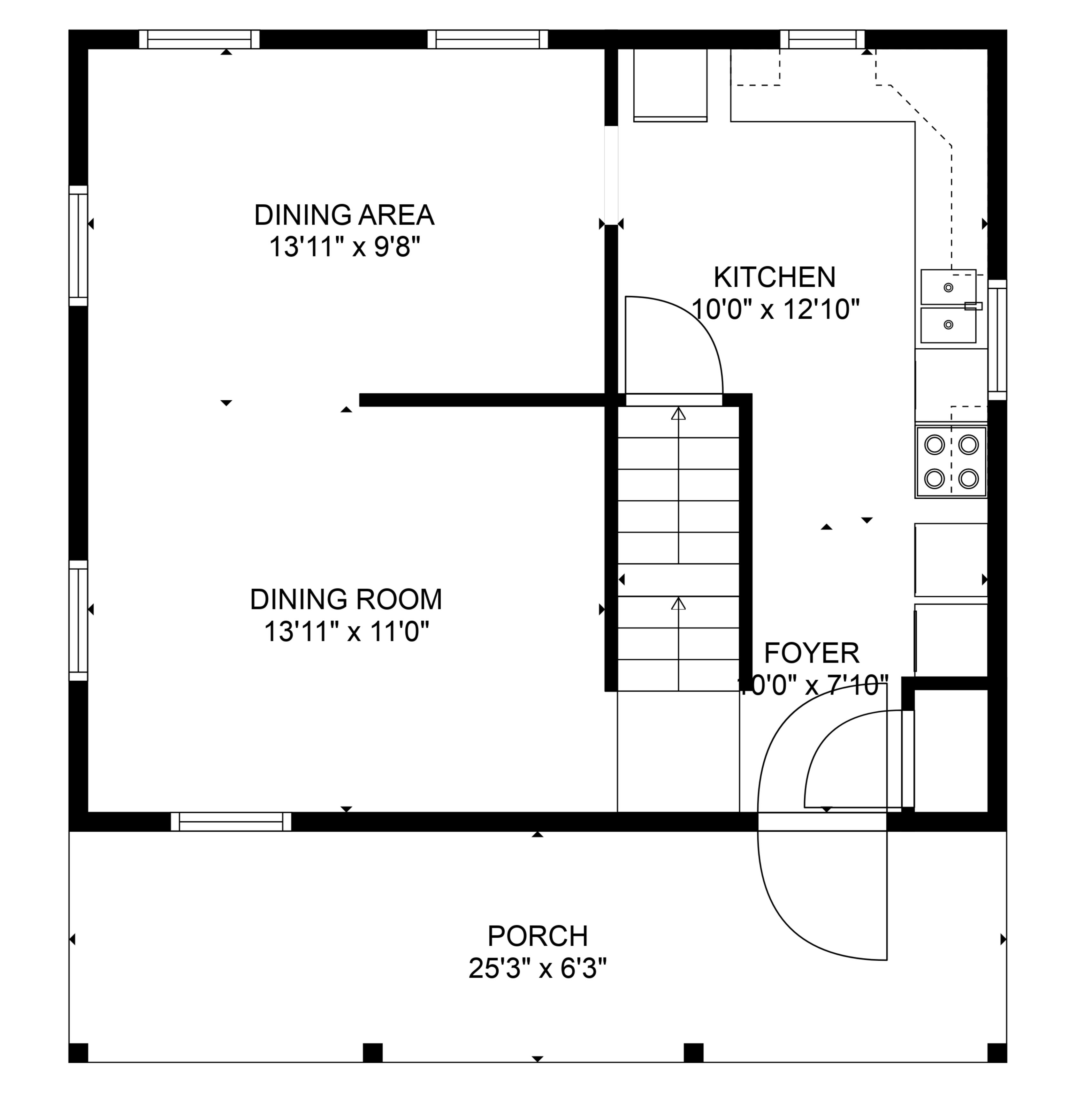
HOUSEHOLD

microwave, sleeper sofa, end tables, lamps, pictures, clocks, mirror, desks, round wooden table, wooden chairs, teapots, canister set, pots, pans, plates, games & more

All information provided is deemed to be accurate but not guaranteed.

Pennsylvania, AC +/-



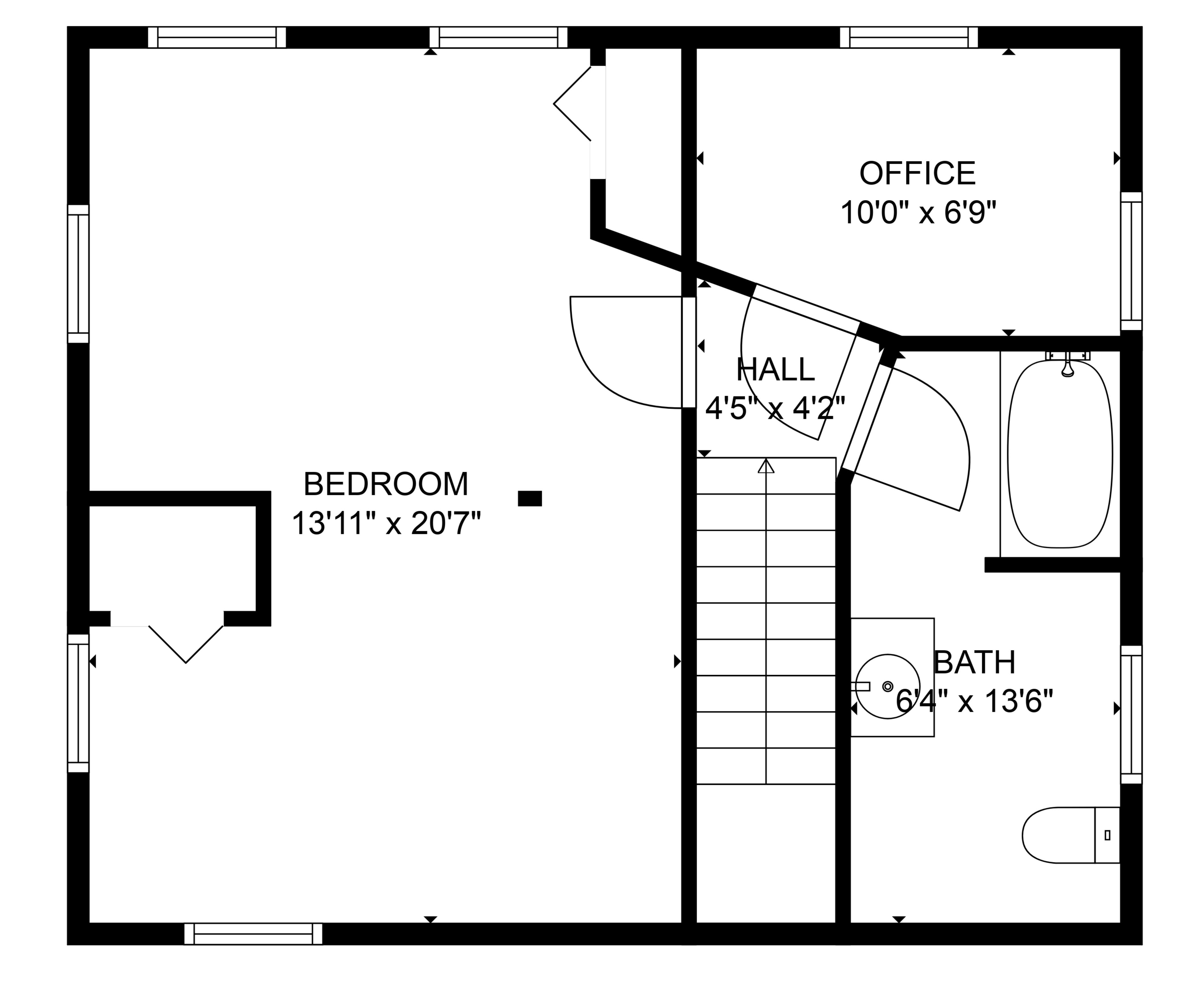


TOTAL: 1500 sq. ft

BELOW GROUND: 500 sq. ft, FLOOR 2: 500 sq. ft, FLOOR 3: 500 sq. ft

EXCLUDED AREAS: PORCH: 158 sq. ft

WALLS: 138 sq. ft

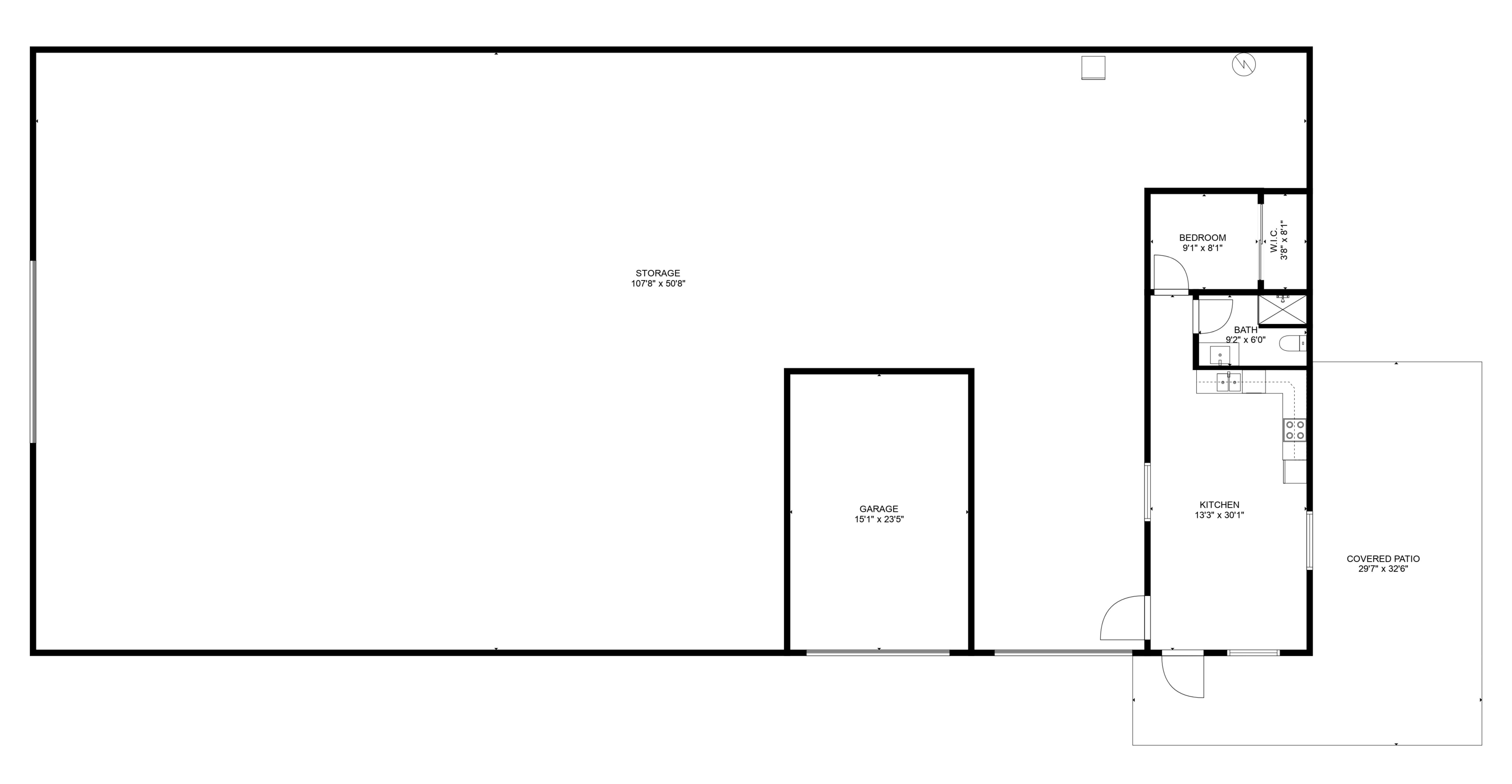


TOTAL: 1500 sq. ft

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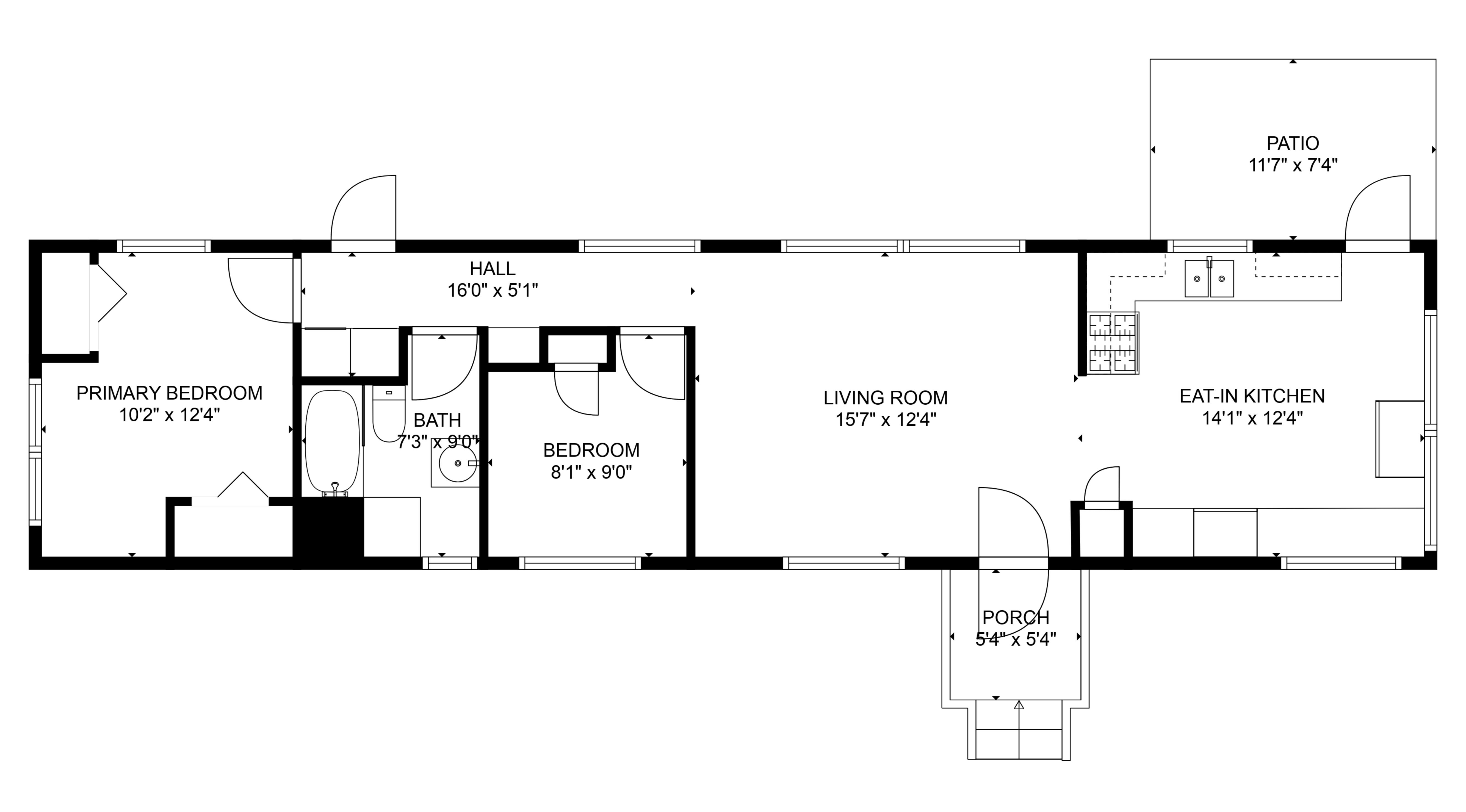
WALLS: 138 sq. ft



TOTAL: 538 sq. ft

FLOOR 1: 538 sq. ft EXCLUDED AREAS: GARAGE: 353 sq. ft, COVERED PATIO: 582 sq. ft, STORAGE: 4533 sq. ft

WALLS: 191 sq. ft

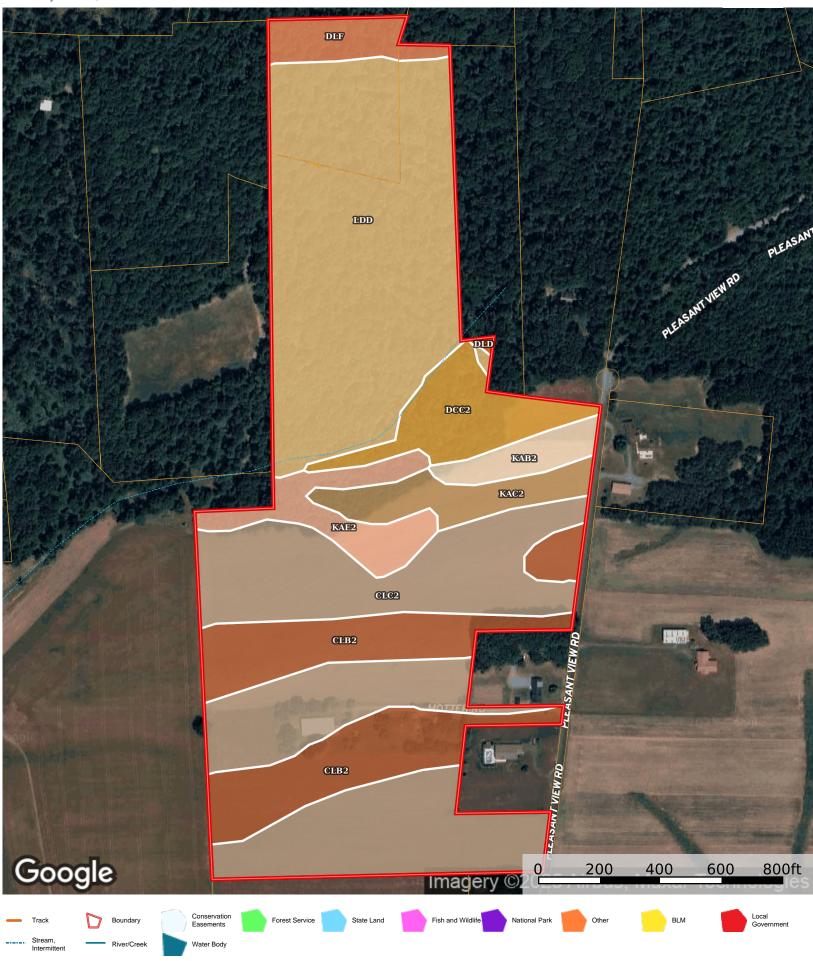


TOTAL: 694 sq. ft FLOOR 1: 694 sq. ft

EXCLUDED AREAS: PORCH: 37 sq. ft, PATIO: 85 sq. ft

WALLS: 69 sq. ft

Pennsylvania, AC +/-



| Boundary 55.28 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	СРІ	NCCPI	CAP
CIC2	Calvin-Leck Kill shaly silt loams, 8 to 15 percent slopes, moderately eroded	17.98	32.53	0	46	3e
LdD	Laidig very stony loam, 8 to 25 percent slopes	17.15	31.02	0	28	6s
CIB2	Calvin-Leck Kill shaly silt loams, 3 to 8 percent slopes, moderately eroded	8.93	16.15	0	57	2e
DcC2	Dekalb channery sandy loam, 8 to 15 percent slopes, moderately eroded	3.22	5.82	0	22	3e
KaE2	Klinesville shaly silt loam, 25 to 50 percent slopes, moderately eroded	2.63	4.76	0	7	7e
KaC2	Klinesville shaly silt loam, 8 to 15 percent slopes, moderately eroded	2.39	4.32	0	29	4e
DIF	Dekalb and Lehew very stony sandy loams, 25 to 80 percent slopes	1.59	2.88	0	5	7s
KaB2	Klinesville shaly silt loam, 3 to 8 percent slopes, moderately eroded	1.33	2.41	0	31	3e
DID	Dekalb and Lehew very stony sandy loams, 8 to 25 percent slopes	0.06	0.11	0	17	6s
TOTALS		55.28(*)	100%	-	36.63	4.12

^(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

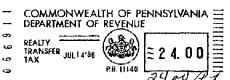
Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

- (c) climatic limitations (e) susceptibility to erosion
- $\left(s\right)$ soil limitations within the rooting zone $\left(w\right)$ excess of water



Twp.

Ber. of Sack Son

Dauphin County, Pennsylvania

Reál Estate Transfer Tax

Date 7-14-8(Amt 24.00

Confecting Agent

No. 536

FEE-SIMPLE DEED-Typewrites

This Indenture, Made The

1 Othday of July

in the year of our Lord One

Thousand Nine Hundred and Eighty-Six (1986)

Welwrett DANIEL A. BARRY and DOROTHY M. BARRY, husband and wife, of Jackson Township, Dauphin County, Pennsylvania, GRANTORS, Parties of the first part

AND

JAMES E. NICE and ELLEN M. NICE, husband and wife, of 216 Redwood Street, Harrisburg, Dauphin County, Pennsylvania, ECCARANTEES, Parties

PENCE PENCE PENCE PENCE PENCE PENCE PENCE PENCE PENCE OF PENCE PEN

All THAT CERTAIN tract of land situate in Jackson Township, Dauphin County, Pennsylvania, more particularly described as follows to wit:

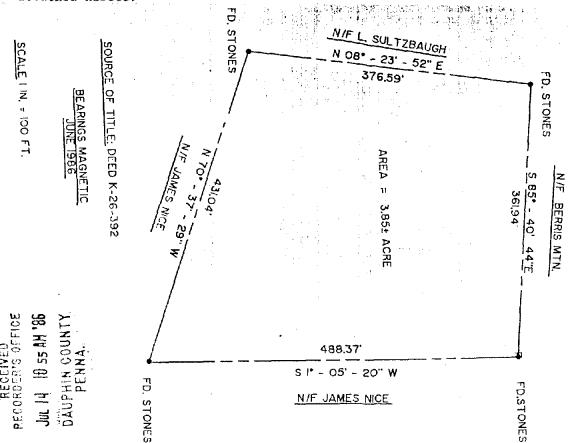
BEGINNING at a stone pile at corner of lands now or formerly of James Nice; thence along lands of same North seventy degrees thirty-seven minutes twenty-nine seconds West (N 70° 37' 29" W) four hundred thirty-one and four hundredths feet (431.04') to a stone pile at lands now or formerly of L. Sultzbaugh; thence along land of Sultzbaugh North eight degrees twenty-three minutes fifty-two seconds East (N 08° 23' 52" E) three hundred seventy-six and fifty-nine hundredths feet (376.59') to a stone pile on Berris Mountain; thence along same South eighty-five degrees forty minutes forty-four seconds East (S 85° 40' 44" E) three hundred sixty-one and ninety-four hundredths feet (361.94') to a stone pile at lands now or formerly of James Nice; thence along lands now or formerly of James Nice South one degree five minutes twenty seconds West (S 01° 05' 20" W) four hundred eighty-eight and thirty-seven hundredths feet (488.37') to a stone pile, the place of BEGINNING.

CONTAINING 3.85 acres, more or less.

OK 784 FASE 204

IT BEING Tract No. 5 of the same premises which Charlotte C. Barry, widow, by her Deed dated May 14, 1943, and recorded in the Recorder of Deeds Office of Dauphin County in Deed Book "K", Volume 26, Page

The above description is drawn in accordance with a survey prepared by Grove Associates dated June 12, 1986, a copy of which is attached hereto.



	SCALE AS NOTED	DATE: 6/12/86	ENGINEERS & SURVEYORS DAUPHIN, PENNSYLVANIA 17018	GROVE ASSOCIATES	
]	DWG, NUMBER:	DRAWN BY: J. RIDEN	VANIA 17018	OCIATES	

PROPERTY SURVEY
FOR
DANIEL A. BARRY
JACKSON TOWNSHIP
DAUPHIN COUNTY, PA.

BOOK 784 PAGE 205

Σ_

This Indenture, Made the

Jourth day of Elekercky sin the year of our Lord One Thousand Nine Hundred and Sixty-four (1964).

Estiment Clarence J. Lesher and VIOLET T. Lesher, his wife, of the Jackson Township, Dauphin County, Pennsylvania, parties of the first part

AND

JAMES E. NICE and ELLEN M. NICE, his wife, of the Township of Susquehanna, County of Dauphin, and State of Permsylvania, parties

of the second part, **Willingseth** That the said part ies of the first part, for and in consideration of the sum of Five Thousand (\$5,000.00) Dollars,

, lawful money of the United States of America, well and truly paid by the said part ies of the second part to the said part ies of the first part, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released, conveyed, and confirmed and by these presents do grant, bargain, sell, alien, enfeoff, release, convey and confirm unto the said part ies the second part, their heirs and assigns,

All that certain tract or piece of land situate in Jackson Township, Dauphin County, Pennsylvania, bounded and described as follows, to wit:

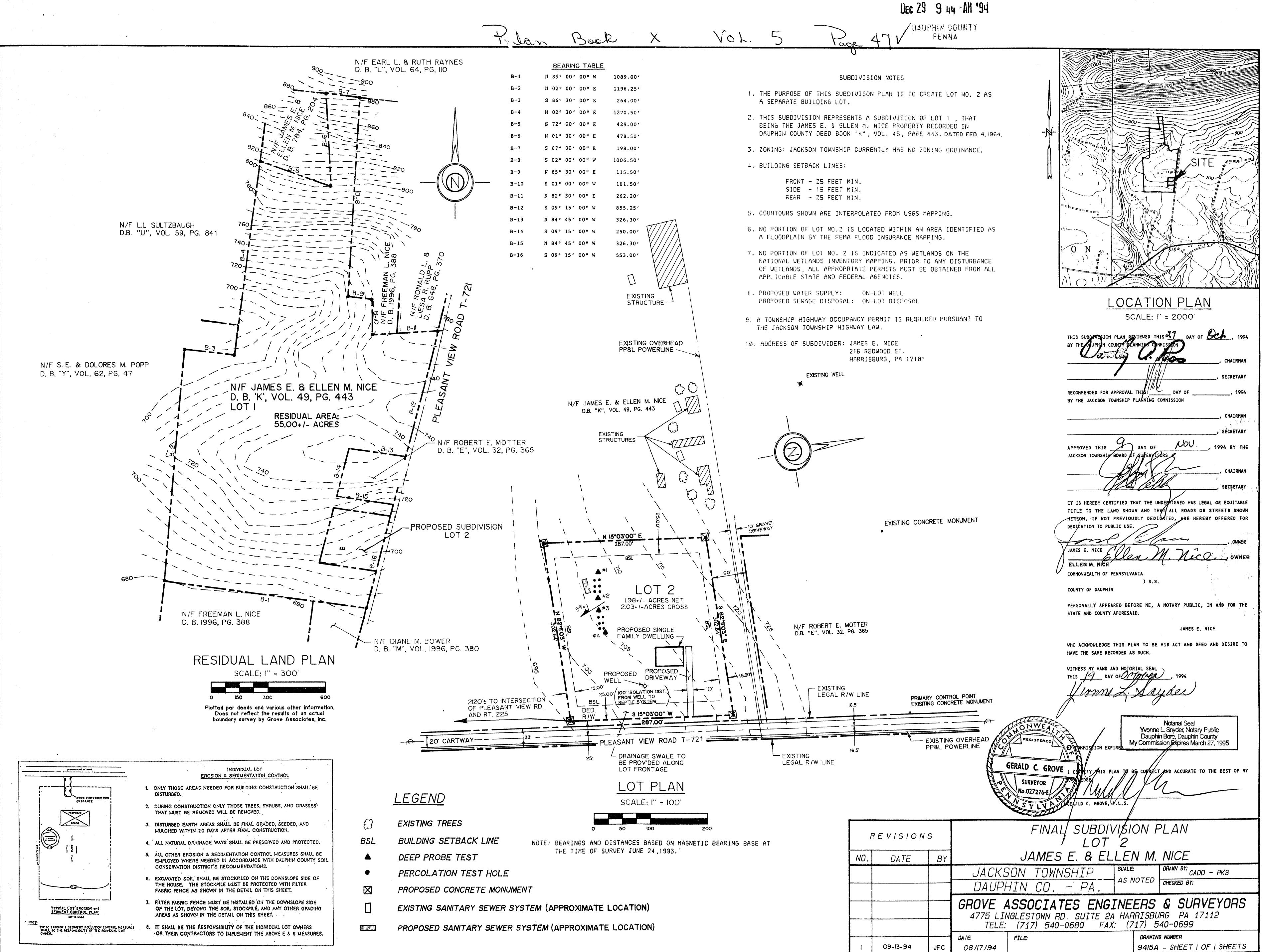
BEGINNING at a stone; thence by land now or late of Jacob Lesher, north eighty-nine (89°) degrees west sixty-six (66) perches to a stone; thence north two (2°) degrees east seventy-two and five-tenths (72.5) perches by land now or late of William Hoffman to a stone; thence by lands of Frank J. Hoffman south eighty-six and one-half (86½°) degrees east sixteen (16) perches to a stone; thence by lands of the same north two and one-half (2½°) degrees east seventy-seven (77) perches to a pine knot; thence by land now or late of Daniel Barry south seventy-two (72°) degrees east twenty-six (26) perches to a pine knot; thence by the same north one and one-half (1½°) degrees east twenty-nine (29) perches to a large gum; thence south eighty-seven (87) degrees east twelve (12) perches to a stone; thence south two (2°) degrees west sixty-one (61) perches to a stone; thence north by land now or late of Jacob Lesher, north eighty-five and one-jalf (85½°) degrees east (11) perches to a stone near a chestnut oak; thence by land now or late of Roland Ri singer north eighty-two and one-half (82½°) degrees east twenty-two and eight-tenths (22.8) perches to a stone; thence by lands now or late of Russell Hoffman and Robert Danner, south nine and one-fourth (9½°) degrees east one hundred and five-tenths (100.5) perches to the place of BEGINNING.

CONTAINING fifty-five (55) acres and sixty (60) perches of land, more or less,

HAVING THEREON ERECTED a frame dwelling house, bank barn and other outbuildings.

BEING the same premises which Frank J. Hoffman, single person, and Lizzie A. Rissinger, single person, by their deed dated October 3, 1957, and which deed is recorded in the Office of the Recorder of Deeds' in and for Dauphin County, in Deed Book "P", Volume 42, Page 178, granted and conveyed unto Clarence J. Lesher and Violet T. Lesher, his wife, parties of the first part hereto.

RESERVING THEREFROM, however, a tract of land, part of the aforesaid description, sold by Frank J. Hoffman and Lizzie Rissinger to Frank H. Rissinger and Annie M. Rissinger, by deed dated September, 1946, and recorded in the Office of the Recorder of Deeds' in and for Dauphin County, in Deed Book "W", Volume 28, Page 105, said tract of land being 150 feet by 250 feet as shown and described in the aforesiad deed.



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P&L	F	ORM	100-558	(IND.)	(8/86)
CAT.	=	9743	6Q		

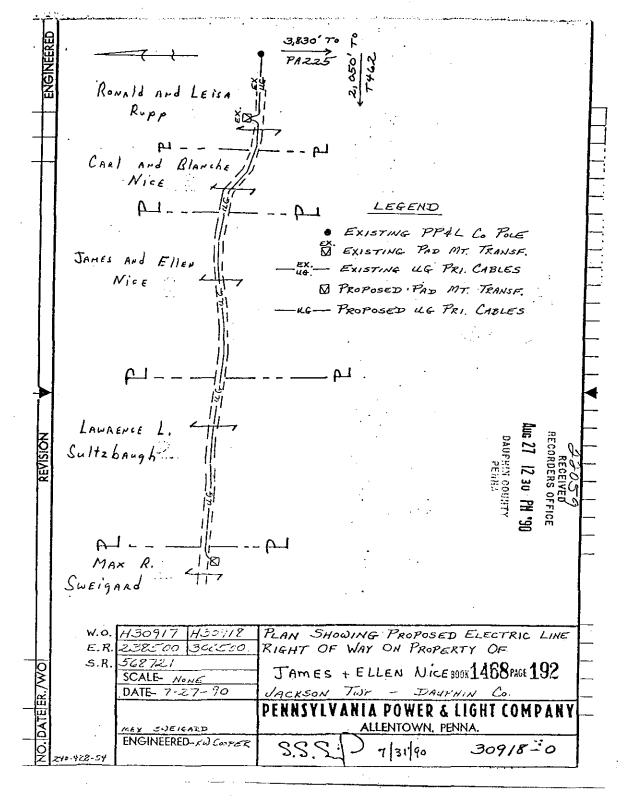
_	W.O. NUMBER							
	Н	3	0	9	1	8		

FILE I.D. NUMBER							
90	2	2	5	ð	6	0	

RECEIVED OF PENNSYLVANIA POWER & LIGHT COMPA of which the undersigned hereby grant unto said C				
reconstruct, operate and maintain its electric lines, consi	sting of <u>underground</u> fac	ilities as shwon c	n pl	an
hereto attached and made a part hereof	including			
			·	<u></u>
wires, cables, fixtures and apparatus upon, across, ow any interest located near Pleasant View Ro	•	ty which the undersigne	d own:	s or has
any interest located		Dauphin		
situate in the Township of Jackson Commonwealth of Pennsylvania; and along the public	on, County of highways adjoining the said p		ight of	ingress
and egress to and from the said lines for any of the afores	•	• ,		
_ tı	•			
electric line and the right to trim	no			<u></u> -trees
their enjoyment of the rights hereby grantéd as may right to construct, operate and maintain and from to and apparatus upon, across, over, under and along to a highway, whether within or outside the highway lim to conform to new or relocated highway limits.	me to time to reconstruct add he subject property. Any poles	litional electric wires, c or facilities erected he	ables, ereunde	fixtures er along
		D & .	IC 27	
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IN WITNESS WHEREOF, the undersigned has caus	ed the execution hereof, this	25 G	30	2057 RECEIVED ROERS OFFICE
8 th day of August	19 ⁹⁰	변 보 ~	æ	HE W
at 216 Redwood Street, Harri	<u> </u>	- *	<u> 9</u> 8	CH
	P.O. Address JAMES	E. Nice		
Signed, sealed and delivered in the presence of:	(H) (H)		· +	(SEAL)
	(w) Eller	7 Nice		(SEAL)
	Ellen N	1. Nice		(SEAL)
				(,
				(SEAL)

BOOK 1468 PAGE 190

COMMONWEALTH OF PENNSYLVANIA) : SS	•
COUNTY OF Daughin)	· •
On this 8 day of Augu	. 5 t
JAMES E NICE A	Nd Ellen M. Nice (H/W)
known to me (or satisfactorily proven) to be the person.	whose names ARE subscribed to the within
instrument and acknowledged that They execut	red the same for the purposes therein contained
IN WITNESS WHEREOF, I have hereunto set my han	
A Bridge Control of the Control of t	Robert C. Burnuski
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	County, Pa.
AND EVENTER TO THE PARTY OF THE	My Commission expires
COMMONWEALTH OF PENNSYLVANIA)	NOTARIAL SEAL Bobert F. Buranski, Notary Public
COUNTY OF	Robert E. Burawski, Notary Public Harrisburg, Dauphin County My Commission Expires Mar. 29, 1994
On this day of	, 19 before me, personally appeared
known to me (or satisfactorily proven) to be the person w	whose name subscribed to the within
instrument and acknowledged that executed	
IN WITNESS WHEREOF, I have hereunto set my hand	d and notarial seal.
	2 1 1 1 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2
state of Pennsylvania & S. S.	Notary Public
Recorded in the Office for Recording the County of Dauphin, in	County, Pa. ,
Recorded in the Office for how in and for the County of Dauphin, in and for the County of Dauphin, in the Office for how hand and seal of the County of Dauphin, in the Office for how hand and seal of the County of Dauphin, in the Office for how hand and seal of the Office for how had an office for ho	My Commission expires
and for the Page 190 Record Book 1408 Page 190 Williams my hand and seal of Or	190
Record Book 14 08 my hand and seal of the	action
Ma Slile Pass	
	300K 1468 PAGE 191
	200K T. JOO LUCK TOT



CONDITIONS OF PUBLIC SALE

The conditions of the sale of real estate of **the ESTATE OF ELLEN M. NICE** made on the premises situate at 158-C Pleasant View Road, Halifax, Jackson Township, Dauphin County, Pennsylvania, by public sale held September 12, 2025, are as follows:

- 1. The property is being exposed for sale with reserve so that the Seller reserves the right to reject any or all bids.
- 2. The property exposed for sale is all that certain tract of land with improvements thereon located at 158-C Pleasant View Road, Halifax, Jackson Township, Dauphin County, Pennsylvania; also known as tax parcel numbers 32-001-011-000-0000, 32-001-044-000-0000 and 32-001-011-0002 (a mobile home), more fully described in the Deed recorded in Deed Book K, Vol. 49, Page 443; and Record Book 784, Page 204, Dauphin County Records. The legal description for said real estate is described in Exhibit "A" which is attached hereto.
- 3. The Purchaser shall pay FORTY THOUSAND DOLLARS (\$40,000.00) down on the day of the sale and the balance on or before November 12, 2025 when the Purchaser shall receive the deed and possession of the premises.
- 4. If the Purchaser should default in the payment of the balance, the amount paid on the day of the sale as the down payment shall be forfeited as liquidated damages and the Seller may then proceed to resell said premises with the Purchaser being liable for any costs or loss sustained on the resale with time being of the essence.
 - 5. The Seller reserves the right to hold any bid until any later time on the day of the sale.
- 6. The Seller will give a Special Warranty Deed for the property being sold, but should there by any defect in the title, the Seller reserves the option, at the Seller's expense, to clear the defect or to refund, in full, all monies paid by the Purchaser, in which case there shall be no further obligation on either the part of the Seller or the Purchaser.
 - A. The property is subject to a farm lease with Nathan Wilbert. Under the terms of the lease, Mr. Wilbert has the right to continue to farm and a right to harvest the crops currently being cultivated.
 - 7. All realty transfer taxes shall be paid by the Purchaser.
- 8. All property taxes shall be prorated as of the date of settlement with the School taxes being prorated on a fiscal year starting July 1 and the County and Township taxes prorated on a calendar year which begins January 1.

the buildings prior to this Public S Buyer shall be entitled to a pre-se	der acknowledged that the bidder has had an opportunity to inspect tale and acknowledges that the property is being sold "as is". The ettlement inspection of the property, with the property to be in a as on the date of the execution of this Agreement.
10. The costs of record Purchaser.	ding the Deed and the title search shall be at the expense of the
	ESTATE OF ELLEN M. NICE
	By: DENNIS E. NICE, Co-Executor
	By:
	By:
	we have become the Purchaser/Purchasers of the within described
real estate for the price of \$	subject to the within described conditions which the stated period of time.
Address	
Phone No.	
email	



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Realtor 717-582-6589 geraldhnolt@gmail.com

Office 888-209-6160