

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 &
Sat. Aug. 23, 10 AM-12 PM
For a private tour call:
Gerald 717-582-6589
Meryl 717-629-6036

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

**AUCTION
DATE**
Friday
**SEPTEMBER 12,
2025**

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

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.*



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AUCTION SERVICES

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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

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