

# 1.63 ACRES

# PUBLIC AUCTION

HOUSE | GARAGE | SHOP | PERSONAL PROPERTY

**PERRY COUNTY**



**343 Keystone Way | New Bloomfield, PA 17068**

Directions: From US 322/22 take the Newport exit, PA-34 S for 6.5 miles to sign on property.

## PROPERTY FEATURES

- 2-bedroom, 2-bath home on 1.63-acre corner lot
- Cozy eat-in kitchen
- Large front porch with scenic countryside views
- Full basement
- 24' x 30' detached garage
- Storage barn
- 16' x 20' heated woodworking shop
- Located 5 minutes from Little Buffalo State Park
- 10 minutes from US 322/22

## GUNS

Savage model 16, 243 cal., bolt action, rifle w/ Nikon scope, Winchester pump action, 20 ga., shot gun, Winchester, model 94 .30, lever action rifle, Winchester model 61, 22 cal., pump action, rifle, with Weaver scope. Antique 32 cal. 5 shot Smith & Wesson revolver. Several antique hunting licenses.

## OPEN HOUSE

Wed. August 20, 6-7 P.M. &  
Tue. Sept. 2, 6-7 P.M.  
For a private tour call:  
Gerald 717-582-6589  
Meryl 717-629-6036

## TERMS

\$15,000 down payment on the day of the auction. Settlement on or before November 19, 2025. 2% transfer tax to be paid by the buyer. Real estate taxes to be prorated from settlement day.

**Estimated Annual Taxes \$1,286.00**

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

*All information is deemed accurate but not guaranteed*

**AUCTION  
DATE**  
Saturday  
**SEPTEMBER 20,  
2025**

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

**AUCTIONEER REMARKS** *Unique home on 1.63 acre lot in the peaceful outskirts of Perry County's county seat. Built in 1940 around an antique Susquehanna and Western Railroad car, this charming residence offers a blend of history and character. Enjoy quiet rural living with quick access to parks, schools, and public services in a welcoming small-town community.*



**BEILER-CAMPBELL**  
AUCTION SERVICES

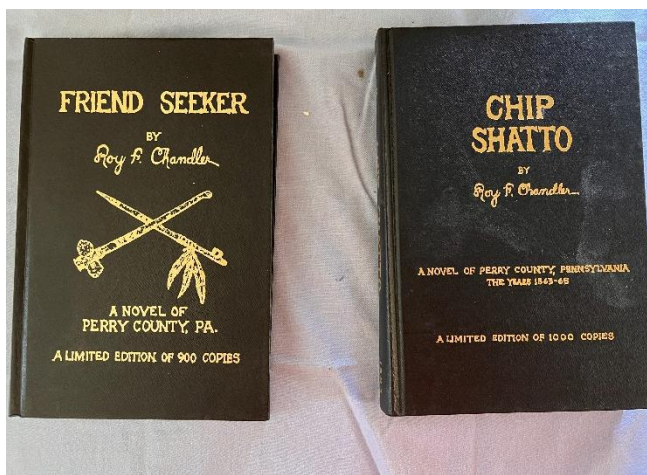
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**AUCTIONEER**  
**J. Meryl Stoltzfus**  
AU#005403  
Ph 717-629-6036



**SELLERS**  
**Estate of Harold L.  
& Janet M. Spotts**





## LAWN & GARDEN

Troy-Bilt tracks snow blower 9528 w/ hand warmer, Snapper snow blower w/ electric or pull start, Troy-Bilt wood chipper w/bagger, Campbell-Hausfeld power washer, Battery charged trimmers. Garden Tools, leaf and garden rakes, shovels, hoes, and other hand tools.

## WOOD SHOP & TOOLS

10" Skil band saw, Craftsman floor model drill press, 12" Delta portable planer, Craftsman oscillating spindle sander, Black & Decker table saw, Shop Smith 20" scroll saw. Assortment of hand tools new, used and some antique. Lots of shelving.

## FURNITURE

Roll top knee hole desk, Dressers, (2) Craftmatic beds w/ control, Mirrors, Deacons bench, (2) glass front China cabinets, (2) antique glass cabinets, (1) Glass curio cabinet, marble topped cabinet. Sofa bed, recliners, padded rocking chair w/ rocking stool, antique drop leaf table, coffee and end tables; Kitchen table with extra boards,

dining room table with extra boards, kitchen chairs, antique high-chair, antique dry sink. Table lights, floor lamps, hanging art work, German made cuckoo-clock.

## COINS

Peace dollars; Kennedy half dollars; Mercury dimes; Buffalo and liberty nickels; proof sets; Sacagawea gold dollars; Washington Carver half dollar; 1831 capped bust half dollar; commemorative coin sets,

## COLLECTIBLES

Vintage advertising from local businesses of Perry County, Folding card table w/ business advertisement. Perry County Sesquicentennial memorabilia, Matchbox cars, Girl Scout book and knife (1940's), records various artists, record player. Antique glassware (German, Irish), Anchor Hocking, Blue and festival glassware, Keaton's pottery. Avon with boxes. Metal irons, butter stamp, antique medical supplies.

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

Local fire company memorabilia (New Bloomfield, Citizen, Franklin, Friendship, and Elizabethtown). Several Chandler books of Perry County History (History of Guns and Gunsmiths, History of Perry County Railroads. Chip Shatto, Friends Seeker, Books; Perry County History by Dennis Hocker, Perry County Grist Mill Books by Eugene Eby, The Color of Life is Red by Edward Lee Holman, Bloomfield a Commemorative Story from 1831 to 1981, Bells & Whistles in Old Perry, several copies of Floods and High Waters 1936 and much more. Local memorabilia from Blain, Buffalo Twp, New Bloomfield, Perry County, and Pennsylvania.

## HOUSEHOLD

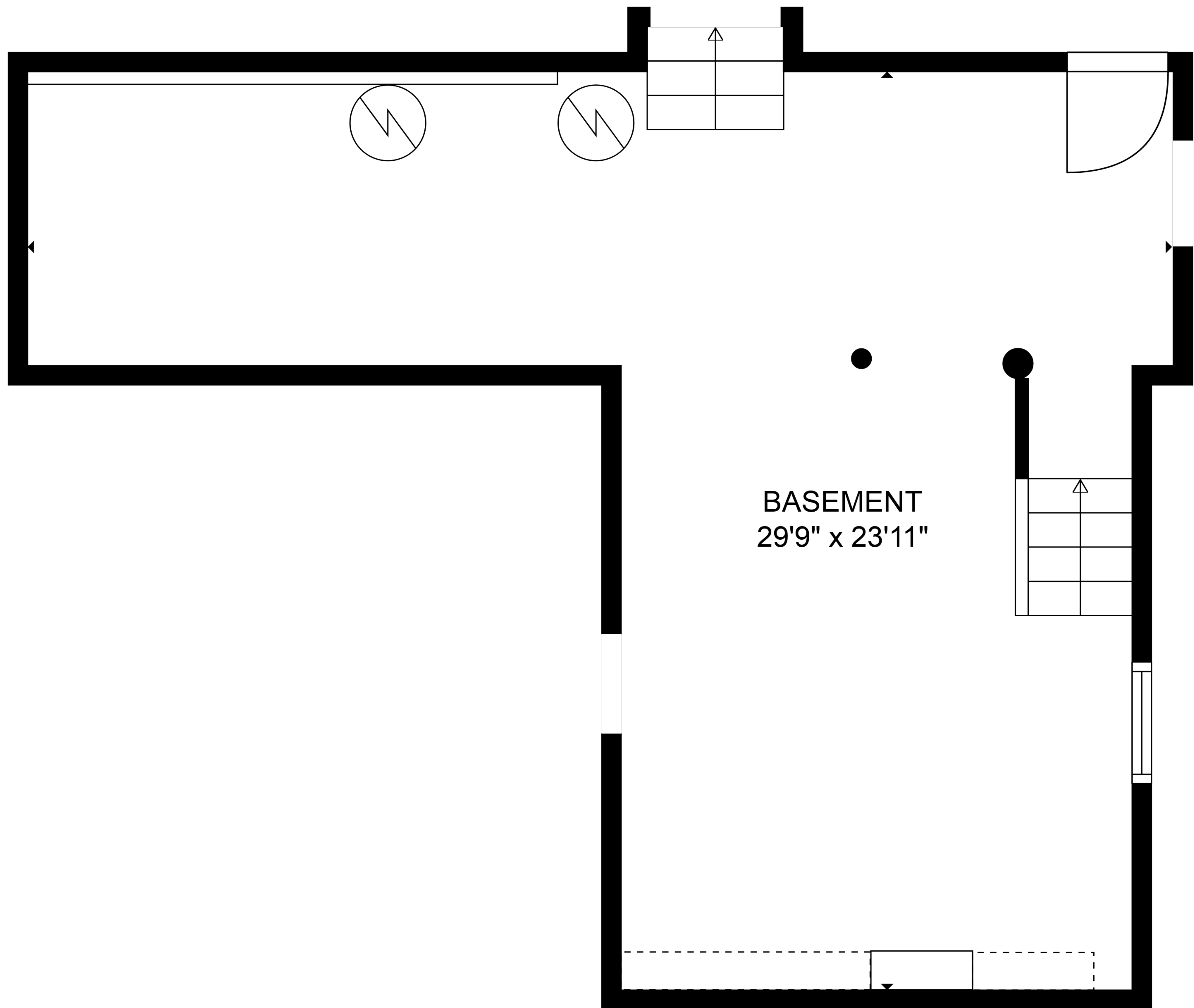
Tupperware and storage container, silverware, dinnerware, pots and pans, microwave, countertop appliances, Maytag washer, Whirlpool dryer, Refrigerator/freezer and 2 upright freezers.

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



343 Keystone Way, New Bloomfield, PA, 17068  
Pennsylvania, AC +/-

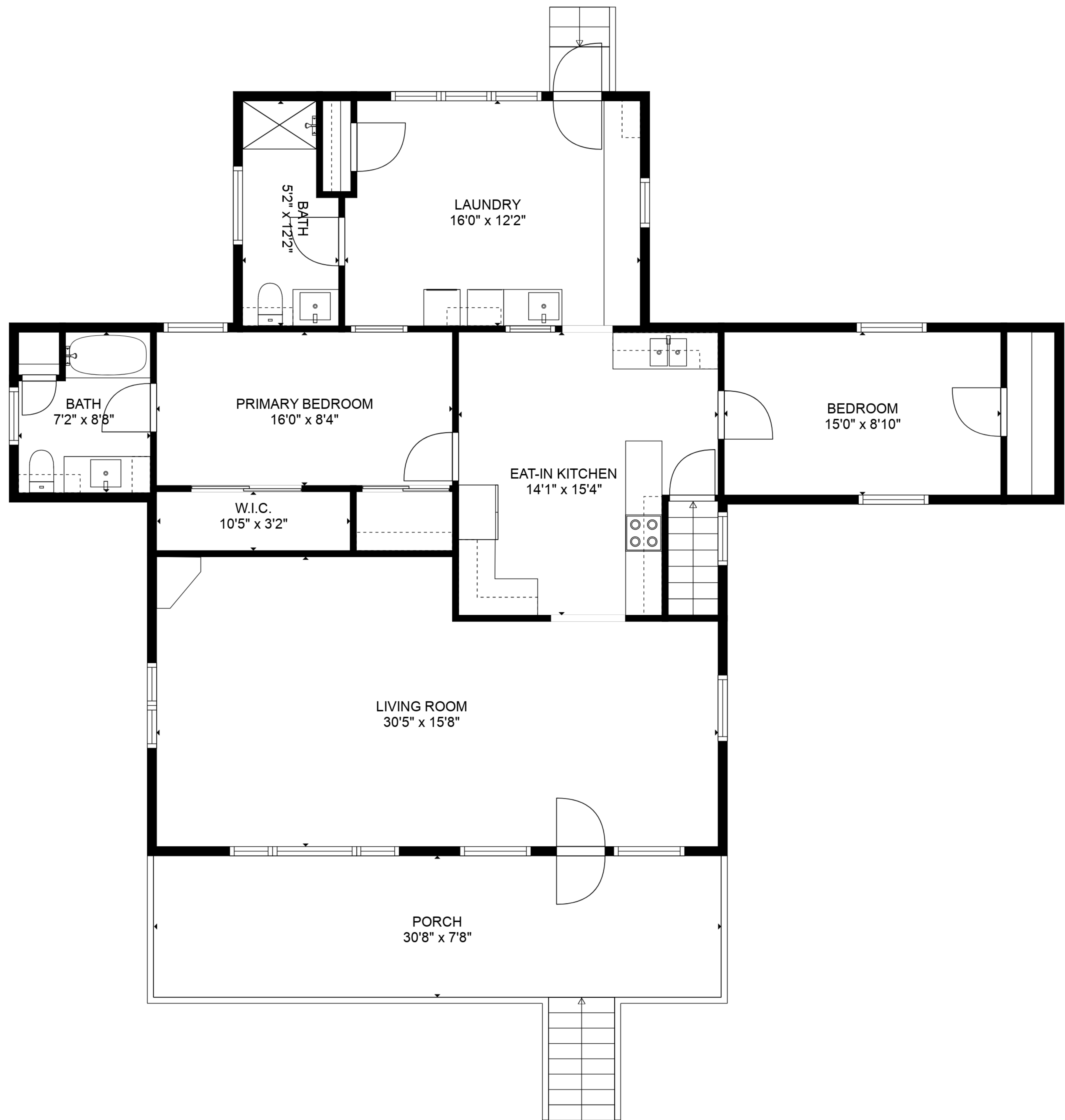




BASEMENT  
29'9" x 23'11"

**TOTAL: 1342 sq. ft**  
BELOW GROUND: 0 sq. ft, FLOOR 2: 1342 sq. ft  
EXCLUDED AREAS: BASEMENT: 449 sq. ft, PORCH: 235 sq. ft  
WALLS: 152 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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STATE OF PENNSYLVANIA,)  
COUNTY OF PERRY } ss.:

On this 25th. day of June, A. D. 1955, before me, a Notary Public in and for said County and State, came the above named Raymond McAllister and Esther McAllister known to me to be the persons, whose name are subscribed to the within Instrument and acknowledged the foregoing deed to be their act and deed, and desired the same to be recorded as such.

WITNESS my hand and notarial seal, the day and year aforesaid.

C. O. Dick, N.P. (SEAL)

My commission expires Feb. 10, 1957.

Notary Public

I hereby certify that the precise residence of the said Grantee is 132 W. North St., Carlisle, Cumberland County, Pa. C. O. Dick, for Grantee.

Entered August 20, 1955 at 9:50 A.M. and compared by Herbert M. Baker, Recorder.

5444

D E E D This Deed, Made the 20th day of August, in the year one  
WILLIAM H. FROWNFEITER ET UX thousand nine hundred and fifty-five, BETWEEN WILLIAM  
TO HENRY FROWNFEITER AND RUTH E. FROWNFEITER, his wife, of  
HAROLD L. SPOTTS ET UX Bloomfield Borough, Perry County, Pennsylvania grantors,  
CONS. \$3500.00 and HAROLD L. SPOTTS AND JANET MARIE SPOTTS, his wife,  
both of Carroll Township, Perry County, Pennsylvania, as  
tenants by the entireties with the right of survivorship, grantees. WITNESSETH, That in  
consideration of the sum of THIRTY-FIVE HUNDRED DOLLARS, (\$3500.00), in hand paid, the re-  
ceipt whereof is hereby acknowledged, the said grantors do hereby grant and convey to the  
said grantees.

All that certain tract of land situate in Centre Township, Perry County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the center of culvert No. 619 on the South side of State Highway west to a brick 437 feet, more or less, thence South 150 feet to a brick, more or less; thence North-east direction 410 feet, more or less, to a brick and the PLACE OF OF BEGINNING, being center of the Culvert No. 619, containing 1 Acres, more or less, and having thereon erected a bungalow.

Being the same tract of land which J. W. Hoffman, widower, by deed dated March 18th, 1946 and recorded in Perry County Deed Book No. 133, page 183, granted and conveyed to William Henry Frownfelter, Grantor Herein.

And the said grantors do hereby covenant and agree to and with the said grantees that the said grantors will warrant generally the property hereby conveyed.

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals the day and year first above written.

Scaled and delivered in the presence of	(I. R. S.) (\$3.85) (Pa. Rev.) (\$35.00)	William Henry Frownfelter (SEAL) Ruth E. Frownfelter (SEAL)
---	---	--

STATE OF PENNSYLVANIA,)  
COUNTY OF PERRY } ss.:

On this 20th day of August, A. D. 1955, before me, a Notary Public in and for said County and State, came the above named William Henry Frownfelter and Ruth E. Frownfelter, his wife, known to me to be the persons, whose names are subscribed to the within Instrument and acknowledged the foregoing deed to be their act and deed, and desired the same to be recorded as such.

WITNESS my hand and notarial seal, the day and year aforesaid.

G. Fay Clouser (SEAL)

My commission expires Jan. 7, 1955.

Notary Public

I hereby certify that the precise residence of the said Grantees is Carroll Twp., Perry County, Penna. (Shermans Dale, Rd. 1, Penna.) Harold L. Spotts, Grantee.

Entered August 20, 1955 at 10:20 A.M. and compared by Herbert M. Baker, Recorder.

5445

D E E D

LENHARD E. MULLEN ET UX

TO

DALE C. STAMBAUGH

CONS. \$1.00

This Deed, Made the 23rd day of July in the year nineteen

hundred and fifty-five Between Lenhard E. Mullen and Ruth

E. Mullen, his wife, of Carroll Township, Perry County,

Pa., Grantors, and Dale C. Stambaugh, of Penn Township,

Perry County, Pa., Grantee Witnesseth, That in considera-

tion of One Dollar, in hand paid, the receipt whereof is

hereby acknowledged, the said grantors do hereby grant and convey, sell and confirm unto the said grantee his heirs and assigns.

All that certain tract of land situate in Penn Township, Perry County, Pennsylvania, bounded and described as follows:

Beginning at a point at the Southeast corner of land now or formerly of Earl C. Smith; thence in a Westerly direction along the right-of-way of the Pennsylvania Railroad Co. a distance of seventy-five feet, more or less, to a point; thence in a Northerly direction a distance of three hundred and seventy feet, more or less, to low water mark of the Susquehanna River; thence in an Easterly direction along the Susquehanna River, a distance of seventy-five feet, more or less, to land now or formerly, of Earl C. Smith; thence in a Southerly direction along land of Smith a distance of three hundred and seventy feet, more or less, to the place of beginning, and having thereon erected a one story frame cottage.

Being the same land as conveyed by deed of John C. Hockenberry et ux to Lenhard E. Mullen, dated September 18, 1947 and recorded in Perry County Deed Book 136 at page 636, and conveyed by deed of Lenhard E. Mullen to Dale C. Stambaugh dated September 15, 1949 and recorded in Perry County Deed Book 140 at page 373. This deed is made for the purpose of having Ruth E. Mullen wife of Lenhard E. Mullen join in the deed as she failed to join in the original deed from Mullen to Stambaugh as recorded in Deed Book 140, page 373.

And the said grantors will generally Warrant and forever Defend the property hereby conveyed.

In witness whereof, said grantors have hereunto set their hands and seals, the day and year first above-written.

Sealed and delivered in the presence of

Lenhard E. Mullen (SEAL)

W. S. Morrow

Ruth E. Mullen (SEAL)

Commonwealth of Pennsylvania, )

County of Perry )

--ss.:)

On this, the 23rd day of JULY 1955, before me G. Thomas Morrow the undersigned officer, personally appeared Lenhard E. Mullen and Ruth E. Mullen, his wife, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

G. Thomas Morrow (SEAL)

My Commission expires Jan. 6, 1958.

Justice of the Peace

I hereby certify that the precise address of the grantee herein is Duncannon, Pa. W. S. Morrow, Attorney for Grantee.



# This Deed,

23,051

Made the 16<sup>th</sup> day of December  
in the year nineteen hundred and sixty-six (1966)

Between HAROLD F. SOULE and GRACE ELIZABETH SOULE, his wife, of  
Bloomfield Borough, Perry County, Pennsylvania, GRANTORS, and  
HAROLD L. SPOTTS and JANET M. SPOTTS, his wife, of Centre Township,  
Perry County, Pennsylvania, as tenants by the entireties, GRANTEES,

Witnesseth, That in consideration of the sum of -----  
ONE THOUSAND (\$1,000.00) ----- Dollars,  
in hand paid, the receipt whereof is hereby acknowledged, the said grantor s do hereby grant  
and convey to the said grantee s, their heirs and assigns as tenants by the  
entireties,

All that certain piece, parcel or tract of land situate in Centre  
Township, Perry County, Pennsylvania, bounded and described as  
follows:

BEGINNING at an iron pin on the south side of the New Bloomfield-  
Newport Highway (Route #34) at other land of Harold L. Spotts and  
Janet M. Spotts; thence along said land North  $83\frac{1}{2}$  degrees East 139  
feet, 10 inches to an iron pin; thence South  $5\frac{1}{2}$  degrees West 148 feet,  
5 inches along the Township Road to an iron pin; thence along land of  
Maurice L. Shumaker et ux., South  $80\frac{1}{2}$  degrees West 224 feet to an  
iron pin and the Highway; thence along said Highway (Route #34) North  
 $29\frac{1}{2}$  degrees East 192 feet, 10 inches, to the Place of Beginning,  
containing 100 perches.

Being the same land conveyed to the grantors herein by deed of  
J. W. Hoffman, single man, dated April 1, 1955 and recorded in Perry  
County Deed Book 151 at page 596.



And the said grantors will Generally Warrant and Forever Defend the property hereby conveyed.

In witness whereof, said grantors have hereunto set their hands and seals, the day and year first above-written.

Sealed and delivered in the presence of



H.F.S. x  
G.E.S. x

*Harold F. Soule*  
*Grace E. Soule*



WEST PERRY SCHOOL DISTRICT  
R. D. 1, Elliptsburg, Pa.

REAL ESTATE TRANSFER TAX

Amount \$ *10.00* Date *Dec 16/66*

Sec. Agt. *Jane D. Runkler*

### Certificate of Residence

I hereby certify, that the precise residence of the grantee is herein as follows:

R. D., New Bloomfield, Pa.

*John W. Johnson*  
Attorney or Agent for Grantee

Commonwealth of Pennsylvania }  
County of Perry } ss:

On this, the 16<sup>th</sup> day of December 1966 before me Alice V. Kistler, J.P.  
the undersigned officer, personally appeared Harold F. Soule and Grace Elizabeth Soule, his wife, are known to me (or satisfactorily proven) to be the person s whose name s/ subscribed to the within instrument, and acknowledged that they executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

(SEAL) *Alice V. Kistler*

Justice of the Peace

My Commission Expires Jan. 3, 1972

Commonwealth of Pennsylvania }  
County of \_\_\_\_\_ } ss:

On this, the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me  
the undersigned officer, personally appeared  
known to me (or satisfactorily proven) to be the person whose name subscribed to the within instrument, and acknowledged that executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

My Commission Expires

RECORDED: 16 December, 1966 (3:40 P.M.)

192  
188

**SELLER'S PROPERTY DISCLOSURE STATEMENT**

**SPD**

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR).

1 **PROPERTY 343 Keystone Way, New Bloomfield, PA 17068**

2 **SELLER Estate of Janet M. Spotts, Anita Todd, Executrix**

3 **INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW**

4 The Real Estate Seller Disclosure Law (68 P.S. §7301, et seq.) requires that before an agreement of sale is signed, the seller in a residential  
5 real estate transfer must disclose all known **material defects** about the property being sold that are not readily observable. A **material defect**  
6 is a problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or  
7 that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is at or beyond the end  
8 of its normal useful life is not by itself a material defect.

9 This property disclosure statement ("Statement") includes disclosures beyond the basic requirements of the Law and is designed to assist  
10 Seller in complying with disclosure requirements and to assist Buyer in evaluating the property being considered. Sellers who wish to see  
11 or use the basic disclosure form can find the form on the website of the Pennsylvania State Real Estate Commission. Neither this Statement  
12 nor the basic disclosure form limits Seller's obligation to disclose a material defect.

13 This Statement discloses Seller's knowledge of the condition of the Property as of the date signed by Seller and **is not a substitute for any**  
14 **inspections or warranties** that Buyer may wish to obtain. **This Statement is not a warranty of any kind by Seller or a warranty or rep-**  
15 **resentation by any listing real estate broker, any selling real estate broker, or their licensees.** Buyer is encouraged to address concerns  
16 about the condition of the Property that may not be included in this Statement.

17 **The Law provides exceptions (listed below) where a property disclosure statement does not have to be completed. All other sellers**  
18 **are obligated to complete a property disclosure statement, even if they do not occupy or have never occupied the Property.**

- 19 1. Transfers by a fiduciary during the administration of a decedent estate, guardianship, conservatorship or trust.
- 20 2. Transfers as a result of a court order.
- 21 3. Transfers to a mortgage lender that results from a buyer's default and subsequent foreclosure sales that result from default.
- 22 4. Transfers from a co-owner to one or more other co-owners.
- 23 5. Transfers made to a spouse or direct descendant.
- 24 6. Transfers between spouses as a result of divorce, legal separation or property settlement.
- 25 7. Transfers by a corporation, partnership or other association to its shareholders, partners or other equity owners as part of a plan of  
26 liquidation.
- 27 8. Transfers of a property to be demolished or converted to non-residential use.
- 28 9. Transfers of unimproved real property.
- 29 10. Transfers of new construction that has never been occupied and:  
30 a. The buyer has received a one-year warranty covering the construction;  
31 b. The building has been inspected for compliance with the applicable building code or, if none, a nationally recognized model  
32 building code; and  
33 c. A certificate of occupancy or a certificate of code compliance has been issued for the dwelling.

34 **COMMON LAW DUTY TO DISCLOSE**

35 Although the provisions of the Real Estate Seller Disclosure Law exclude some transfers from the requirement of completing a disclo-  
36 sure statement, the Law does not excuse the seller's common law duty to disclose any known material defect(s) of the Property in order  
37 to avoid fraud, misrepresentation or deceit in the transaction. **This duty continues until the date of settlement.**

38 **EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK**

39 According to the provisions of the Real Estate Seller Disclosure Law, the undersigned executor, administrator or trustee is not required  
40 to fill out a Seller's Property Disclosure Statement. **The executor, administrator or trustee, must, however, disclose any known**  
41 **material defect(s) of the Property.**

Signed by:

Anita G. Todd, Executrix

DATE 6/26/2025

996A894750914F0...

43 Seller's Initials \_\_\_\_ / \_\_\_\_ Date \_\_\_\_

SPD Page 1 of 11

Buyer's Initials \_\_\_\_ / \_\_\_\_ Date \_\_\_\_



**SALE OF REAL ESTATE BY THE ESTATE OF JANET M. SPOTTS**  
**TERMS AND CONDITIONS OF SALE**

1. The properties being sold are recorded in Deed Book 151 at page 131 and 192 at Page 187, subject to one adverse conveyance recorded at Deed Book 159 at Page 180 consisting of 39 perches ( approx.  $\frac{1}{4}$  of an acre). A copy of the deeds will be available for public inspection at the sale or prior to the sale by contacting the auctioneer.
2. The property is being sold free and clear of all liens and encumbrances excepting existing restrictions, easements and rights-of-way of record.
3. The property is serviced by private water and private septic service.
4. Fifteen Thousand (\$15,000.00) Dollars shall be due and payable by check when the property is stricken down and will be held in escrow by Attorney William R. Bunt. The balance of the purchase price is required to be paid at settlement.
5. Settlement shall occur on or before November 19, 2025 at the law office William R. Bunt located at 109 South Carlisle Street, New Bloomfield, PA 17068. Time is of the essence.
6. Possession of the property will be delivered at settlement.
7. The successful bidder must execute a written agreement for the purchase of said property immediately after the property is stricken down.
8. A residential lead -based paint hazards disclosure form will also be required to be executed.
9. This is a sale with reserve. That means that the Seller will not sell the property unless a price agreeable to the Seller is obtained.
10. All real estate taxes (county, township and school) will be apportioned to the date of settlement.
11. All realty transfer taxes consisting of two (2%) percent of the purchase price will be paid by the Buyer.
12. The property is being sold "as is."
13. Please see the Sale Bill for a description of the property being sold.
14. In the event that the Buyer fails to make settlement on or before November 19, 2025, time being of the essence, the sum of Fifteen Thousand (\$15,000.00) Dollars, shall be retained by the Seller, either on account of the purchase money, or as compensation or the damages and expenses Seller has been put to in its behalf, as the Seller shall elect, and in the latter case, the contract for the sale of said real estate shall become null and void and no refund will be provided to the Buyer.





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**J. MERYL STOLTZFUS**

*Realtor/Auctioneer*

717-629-6036

[merylstoltzfus@gmail.com](mailto:merylstoltzfus@gmail.com)

**GERALD NOLT**

*Realtor*

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[geraldhnolt@gmail.com](mailto:geraldhnolt@gmail.com)

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