

21.7 ACRES

PUBLIC AUCTION

HOME | GARAGE | POND

PERRY COUNTY



7345 Horse Valley Rd. | East Waterford, PA 17021

Directions: From Willow Hill exit on I-76/PA Turnpike, turn left onto PA-75 S and go 13.7 miles. Take slight right onto Horse Valley Rd and go 3.3 miles to property on left.

PROPERTY FEATURES

- 21.7 acre farmette in Horse Valley
- 2,405 sq. ft. home w/ 5 bedrooms, 2.5 baths,
- 30' x 72' 5 bay garage with service pit
- 18' x 24' metal carport
- 11 acres of open, tillable ground
- 6 acres of woods w/creek
- Spring fed pond w/dock and water feature
- Less than half a mile from 96,000+ acres of Tuscarora State Forest
- Quick access to miles of trails and hunting
- Open field could be fenced for horses or used as campsites or a prime building site
- Across the road from Wildwood RV Resort
- Panoramic views of Tuscarora & Shade Mountain

OPEN HOUSE

Sat. Sept. 6, 11 A.M.-12 P.M.

& Wed. Sept. 10, 5-6 P.M.

For a private tour call:

Gerald 717-582-6589

Meryl 717-629-6036

TERMS

\$25,000 down payment on the day of the auction. Settlement on or before November 18, 2025. 2% transfer tax to be paid by the buyer. Real estate taxes to be prorated from settlement day.

Estimated Annual Taxes \$3,166

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 26,
2025
@ 6:00 P.M.

AUCTIONEER REMARKS *Escape to the heart of Horse Valley with this 21.7-acre property that blends scenic beauty with endless outdoor opportunities. A large spring-fed pond with a picturesque stone waterfall invites hours of fishing, paddling, or simply unwinding along the water's edge. Whether you envision a working farm, a private retreat, or a multi-use recreational getaway, this Perry County getaway delivers endless possibilities.*



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AUCTION SERVICES

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AUCTIONEER

J. Meryl Stoltzfus

AU#005403

Ph 717-629-6036

SELLERS

**The Late Eli Esh
Ruth Anna Esh
Samuel J. Esh, POA**





For additional photos go to beiler-campbellauctions.com or GoToAuction.com or auctionzip.com ID# 23383