

# 48.75 ACRES

## PUBLIC AUCTION

OPEN & WOODED LAND | STREAM

DAUPHIN COUNTY



**00 Pheasant Road | Harrisburg, PA 17112**

For GPS use: 1021 Pheasant Rd. Harrisburg, PA 17112

### PROPERTY FEATURES

- 48.75 acre property in Dauphin County
- Mostly level to gently sloping land
- Mix of open ground and wooded cover
- A scenic stream meanders through the property
- Wooded areas are ideal for hunting or hiking
- A power line corridor runs through the property
- Zoned Conservation, yet allows development
- 2 miles from Central Dauphin High School
- Near Darlington Trail & State Game Land 211
- 10 min. from I-81, and 20 min. from Hershey, and 50 min. from Lancaster & Selinsgrove

### OPEN HOUSE

Wed. Sept. 24, 3-5 P.M.

& Wed. Oct. 1, 3-5 P.M.

For a private tour call:

Gerald 717-582-6589

Meryl 717-629-6036

**AUCTION  
DATE**  
Saturday,  
**OCTOBER 18,**  
**2025**  
@ 2:00 P.M.

### TERMS

**Down Payment:** \$30,000 due on the day of the auction

**Settlement:** On or before November 25, 2025

**Transfer Tax:** 2% to be paid by the buyer.

**Real Estate Taxes:** Prorated from the day of settlement.

**Estimated Annual Taxes:** \$179 (enrolled in C&G)

Convenient down payment and bridge loan options.

**AUCTIONEER REMARKS** *At the base of Blue Mountain, this 48.75-acre property invites countless uses- horseback riding, hobby farming, hunting, hiking, and quiet time outdoors. Rare large tract near Linglestown and Harrisburg—prime for country living or investment. Whether you're looking to build, invest, or enjoy your own private acreage close to the mountain, this property is a unique opportunity in Dauphin County,*



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AUCTION SERVICES

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### AUCTIONEER

**J. Meryl Stoltzfus**

AU#005403

Ph 717-629-6036

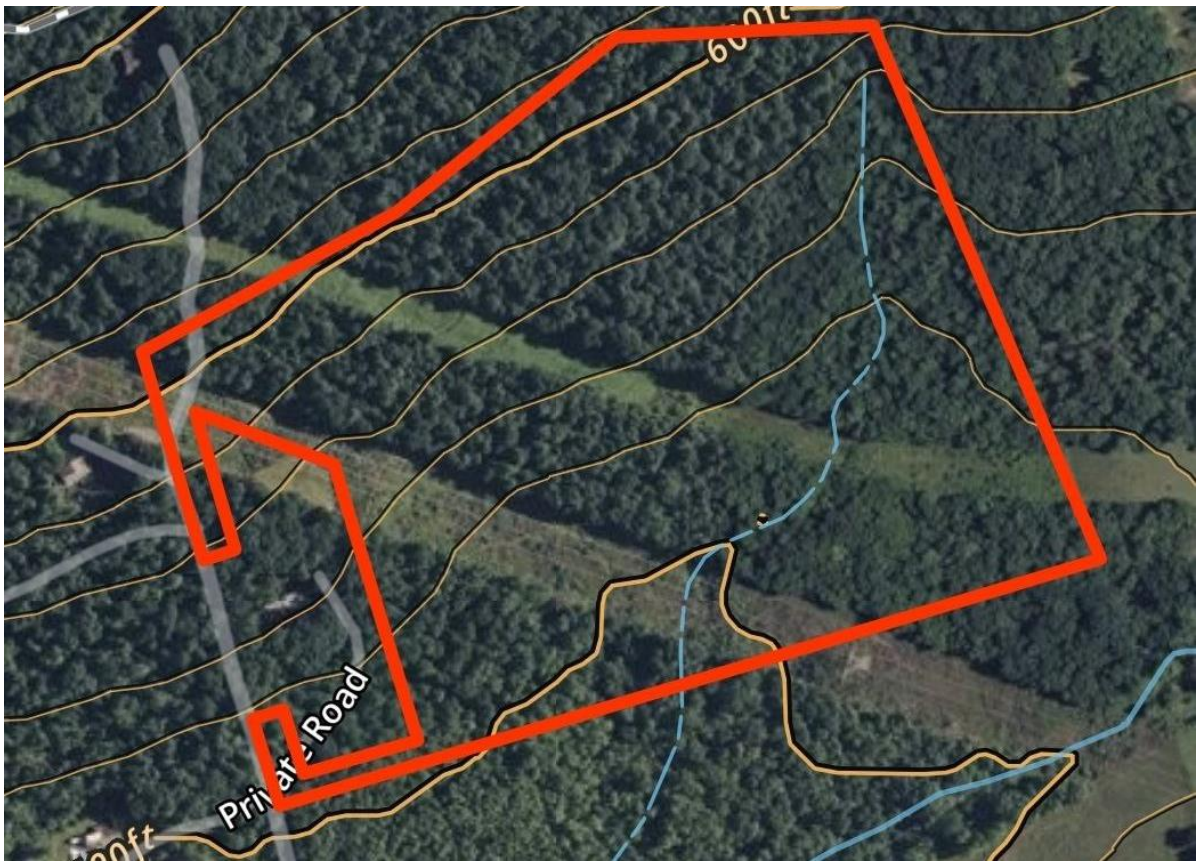


### SELLER

**Michael L. Worthy**

*All information is deemed accurate but not guaranteed.*





For additional photos go to [beiler-campbellauctions.com](http://beiler-campbellauctions.com) or [GoToAuction.com](http://GoToAuction.com) or [auctionzip.com](http://auctionzip.com) ID# 23383