

16.33 ACRES

PUBLIC AUCTION

HOME | BANK BARN | MOBILE HOME | POND

PERRY COUNTY



107 Peach Ridge Road | Elliptsburg, PA 17024

PROPERTY FEATURES

- 16.33 acre partly wooded farmette
- 2,400 sq. ft. farmhouse / 3 bed and 2.5 bath
- Custom kitchen w/ granite countertops (2018)
- Remodeled basement (2022)
- Attached 2-car garage and breezeway
- Deck overlooks a spring fed ½-acre pond
- 18' x 46' in-ground pool w/ pavilion & pool house
- Trails throughout for exploring the property
- Fruit trees give a head start for a homestead
- 2-bed, 2-bath 818 sq ft mobile home for tenants or in-law quarters w/ separate septic, well & elec.
- 55'x38' bank barn & 24'x36' former butcher shop
- Tributary to Little Buffalo Creek runs thru woods

OPEN HOUSE

Thur. Sept. 18, 6-7 P.M.
& Sat. Sept. 27, 4-6 P.M.
For a private tour call:
Gerald 717-582-6589
Meryl 717-629-6036

AUCTION DATE

Saturday,
OCTOBER 18,
2025
@ 11:00 A.M.

TERMS

Down Payment: \$25,000 due on the day of the auction
Settlement: On or before December 17, 2025
Transfer Tax: 2% to be paid by the buyer.
Real Estate Taxes: Prorated from the day of settlement.
Estimated Annual Taxes: \$4,293
Convenient down payment and bridge loan options.

AUCTIONEER REMARKS *Enjoy country living on this 16.33-acre farmette, offering space to grow, play, or gather with the family. Multiple trails throughout the property for hiking, horseback riding, or ATV's. Outdoor enthusiasts will love the combination of hunting and fishing, making it a true retreat in the country.*



BEILER-CAMPBELL
AUCTION SERVICES

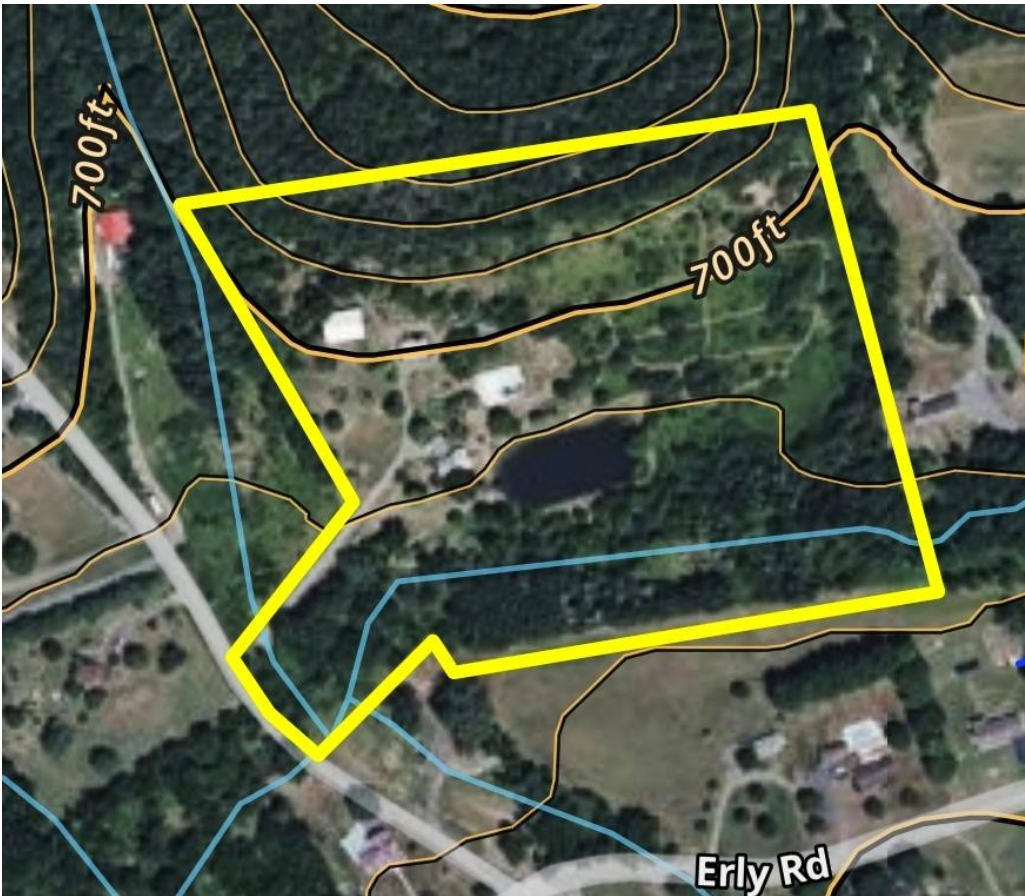
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AUCTIONEER
J. Meryl Stoltzfus
AU#005403
Ph 717-629-6036



SELLER
Estate of
Patricia A. Robinson
Anthony E. Robinson,
Executor

All information is deemed accurate but not guaranteed.



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