

# 10.06 ACRES

## PUBLIC AUCTION

MOBILE HOME | WOODS | BUILDING SITES

PERRY COUNTY



**740 Hidden Valley Road | Loysville, PA 17047**

### PROPERTY FEATURES

- 10.06 wooded acres in Hidden Valley, Perry Co.
- 3-bedroom, 2-bath single-wide mobile home
- Newer metal roof
- Furnace replaced 2 years ago
- Woodstove for efficient supplemental heat
- Front porch for relaxing outdoors
- Private well, septic, and electric service
- Several potential building sites for a future home
- Wooded acreage rising to the top of a small ridge
- Scenic bench on the ridge where deer cross
- Great hunting opportunities—deer, turkey, & more
- Quiet, secluded location ideal for nature lovers
- Less than 30 min. to Carlisle & 40 min. to Harrisburg

### OPEN HOUSE

Sat. Nov. 8, 12-1 P.M. &  
Tue. Nov. 11, 4-5 P.M.  
For a private tour call:  
Gerald 717-582-6589  
Meryl 717-629-6036

### AUCTION DATE

Saturday,  
**NOVEMBER 22,**  
**2025**  
@ 2:00 P.M.

### TERMS

**Down Payment:** \$20,000 due on the day of the auction  
**Settlement:** On or before January 22, 2026  
**Transfer Tax:** 2% to be paid by the buyer.  
**Real Estate Taxes:** Prorated from the day of settlement.  
**Estimated Annual Taxes:** \$1,124  
Convenient down payment and bridge loan options.

**AUCTIONEER REMARKS** *Secluded country living in Hidden Valley on 10.06 wooded acres. Mature woods provide privacy, and open areas offer potential additional building sites. Excellent hunting right out your back door. A great starter home, weekend retreat, or future dream home site in a scenic and rural area of Perry County.*



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AUCTION SERVICES

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**AUCTIONEER**  
**J. Meryl Stoltzfus**  
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**SELLER**  
**Kerry E. Milligan**

*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