

4.94 ACRES

PUBLIC AUCTION

RANCH HOME | WOODS | HORSE BARN

PERRY COUNTY



7504 Raccoon Valley Road | Millerstown, PA 17062

PROPERTY FEATURES

- Level lot with newer buildings – 2008 or later
- 3-bedroom, 2-bath 1766 SF ranch home
- Custom kitchen and large rear deck
- Full walkout basement with bedroom, bathroom, & 2nd kitchen for guests or separate living quarters
- 28 x 36 barn w/ upstairs, water & 3 horse stalls
- Pasture with board fence and hi-tensile wire
- 20 x 30 storage shed with new metal roof
- 8 x 8 utility building with diesel & air compressor
- Enclosed tree stand for easy hunting
- Approx. 4 acres of woods with mountain stream
- Walking distance to Raccoon Creek (stocked trout)

AUCTION

DATE

Saturday,
MARCH 14,
2026
@ 1:00 P.M.

OPEN HOUSE

Sat. Feb. 21, 1-2 P.M. &
Tue. Feb. 24, 5-6 P.M.
For a private tour call:
Gerald 717-582-6589
Meryl 717-629-6036

TERMS

Down Payment: \$20,000 due on the day of the auction
Settlement: On or before May 21, 2026
Transfer Tax: 2% to be paid by the buyer.
Real Estate Taxes: Prorated from the day of settlement.
Estimated Annual Taxes: \$4,070
Convenient down payment and bridge loan options.

AUCTIONEER REMARKS *Tucked into scenic Raccoon Valley at the base of Tuscarora Mountain, this 4.94-acre retreat offers the privacy and natural beauty buyers dream about. Secluded, functional, and surrounded by nature—this is your chance to own a true getaway with room to live, ride, and unwind.*



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AUCTION SERVICES

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All information is deemed accurate but not guaranteed.

AUCTIONEER

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SELLER

Amie Lee Allgyer

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