

2.05 ACRES

PUBLIC AUCTION

3 BED 2 BATH | TWO GARAGES | ROAD FRONTAGE

DAUPHIN COUNTY



8690 Rt 25 | Spring Glen, PA 17978

Directions: From Gratz follow PA 25 E for 3 miles. Property is on the right. Watch for signs!

PROPERTY FEATURES

- 2.05 Acres
- 3 Bed 2 Bath Ranch Home
- Recent Remodeling On Part Of Home
- Road Frontage
- 20'x22' Detached Garage
- 2 Bay Attached Garage
- 11'x23' Storage Shed
- Fenced Pasture w/ Run-in Shed
- Shared Driveway

OPEN HOUSE

Thurs Mar 12, from 1-3
Sat Mar 21 from 10-12

For more info contact:
Jake 717-513-5386

**AUCTION
DATE**

Saturday,
APRIL 4,
2026

@ 2:00 PM

TERMS

Down Payment: \$25,000 due on the day of the auction
Settlement: On or before June 5th, 2026
Transfer Tax: 2% to be paid by the buyer
Real Estate Taxes: Prorated from the day of settlement
Estimated Annual Taxes: \$3551

All information is deemed accurate but not guaranteed.

AUCTIONEER REMARKS Offered at auction is a 3-bedroom, 2-bath ranch home located in an excellent rural setting outside of Gratz, PA, in Lykens Township. The home features a partial basement and has partial remodeling completed in 2024, with additional areas still in need of renovation, providing strong potential for improvement. Heating is provided by oil hot-water heat, with mini-split systems offering supplemental heat and air conditioning. The property includes a 200-amp electric service and a furnace installed in 2018. Improvements include a 20' x 22' detached garage with concrete floor, electric, and water, along with an 11' x 23' storage shed and chicken coop. The land features a fenced pasture with run-in shed and water hydrant, suitable for livestock or hobby farming. Driveway has road frontage on Rt 25 & is also a shared easement. This property offers a desirable location, functional outbuildings, and opportunity. Seller is motivated! Come prepared to buy!

Included in the sale: JD E180 riding lawn mower; Troybilt garden tiller; Ohio Steel leaf catcher;



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AUCTION SERVICES

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AUCTIONEER

Jake Yoder

AU#005851

Ph 717-513-5386



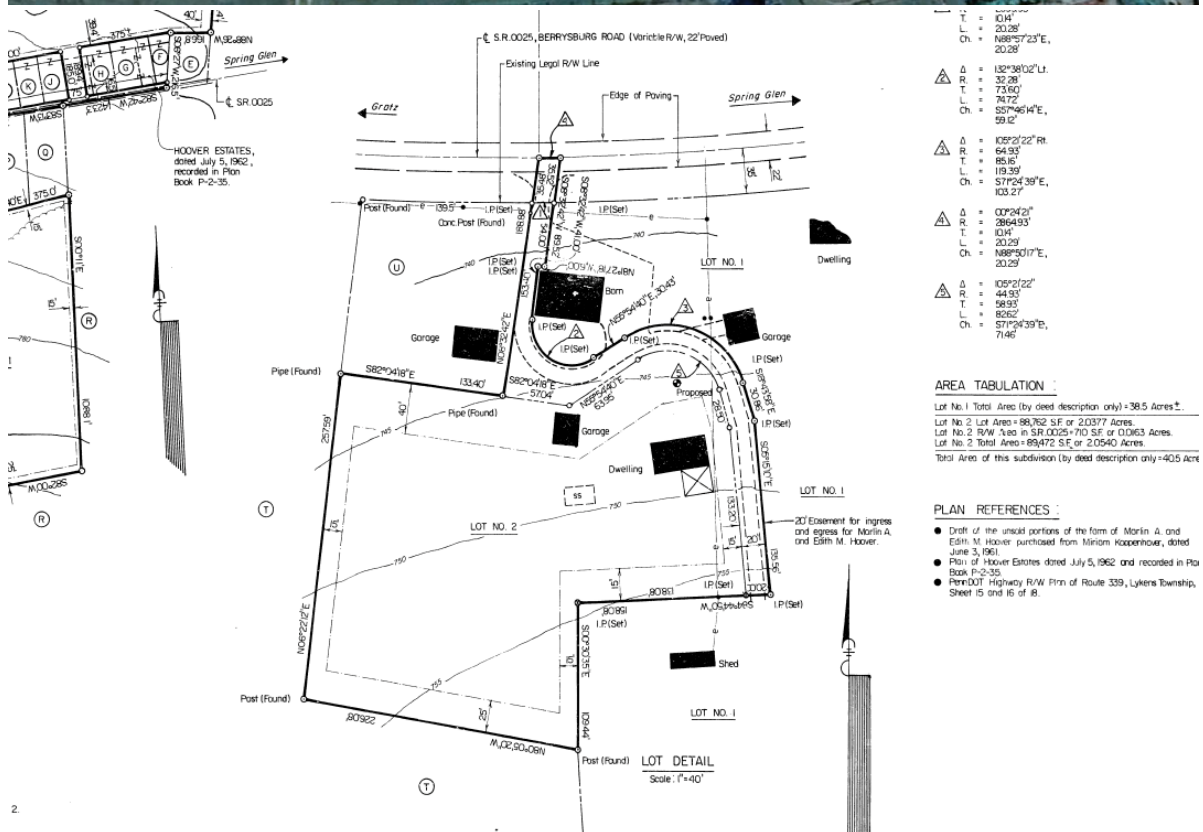
SELLERS

Michael Hoover

Angela Hoover

8690 PA-25, Spring Glen, PA 17978

2.05 Ac



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Angela Hoover