

# PUBLIC REAL ESTATE AUCTION

30+/- Acre Farmette

5 Bedroom Home • Horse Barn • Multiple Outbuildings

Saturday January 21, 2023 @ 10:00 A.M.

54 Meadow Lane, Loysville, PA 17047- Perry County



**Directions:** From the square in Landisburg take PA 850 E/PA 233 to the split of PA 850 and PA 233. Follow PA 850 E to Loysville. Straight across PA 274 onto Tressler Rd then turn right on Meadow Lane, 0.3 mi. to property on right.

**Property Description:** Once in a lifetime opportunity to purchase a very well maintained 30-acre Perry County, PA property with breath taking mountain & valley views! 5 bedroom, 2 1/2 bath home with a finished basement, 40'x70' insulated and heated shop. Barns with 11 horse stalls, wash bay, tack room & hay loft. 24'x 48' pole building, outside riding arena, 6 pastures/paddocks, and some tillable field area. 5+/- acres of woods. Mature landscaping, paved driveway. The 1995 home has 2012 custom hickory kitchen with Quartz counter tops, new siding & roof in 2020, impressive rustic 3 seasons room, overlooking a fish pond. Pictures and words don't do this property justice. A unique opportunity to purchase your dream property in "turn key" condition!

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

**BEILER-CAMPBELL**  
AUCTION SERVICES



AY# 002026

[www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) • 888-209-6160

**Auctioneer:** J. Meryl Stoltzfus  
**AU#005403 Ph. 717-629-6036**  
**Sellers:** Elmer & Elizabeth Esh





**Open House Dates:** Fri. December 16, 1 P.M. & Fri. January 6, 1 P.M. For more details or a private showing call Meryl @ 717-629-6036.

**Terms:** Settlement on or before March 21, 2023. \$50,000.00 down payment on the day of the auction. 2% transfer tax to be paid by the buyer. Real Estate taxes to be prorated from settlement day. High bidder has first option to purchase 1 acre adjoining building lot.

**Annual Property Taxes:** \$11,116.14

**Attention Realtors:** Broker Participation offered to Realtors with a buyer, your buyers must be preregistered.

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