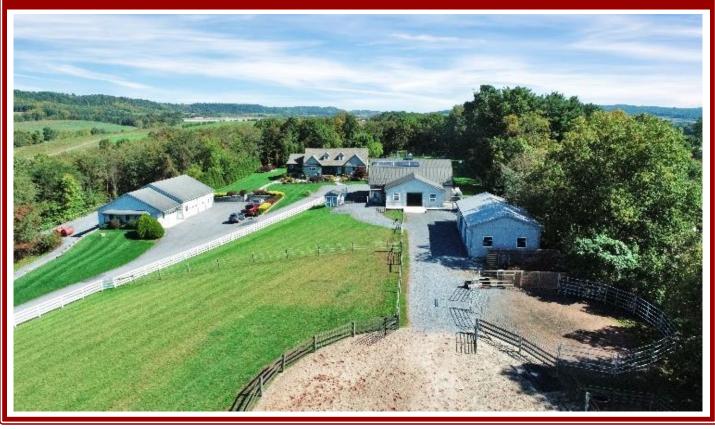
PUBLIC REAL ESTATE AUCTION

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 <u>www.beiler-campbellauctions.com</u> or <u>www.GoToAuction.com</u> or <u>www.auctionzip.com</u> ID# 23383



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.

<u>Terms</u>: 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

<u>Attention Realtors</u>: Broker Participation offered to Realtors with a buyer, your buyers must be preregistered.

For additional pictures go to <u>www.beiler-campbellauctions.com</u> or <u>www.GoToAuction.com</u> or <u>www.auctionzip.com</u> ID#23383



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

