

# PUBLIC REAL ESTATE AUCTION

13.28 Acre Farmette  
Sat. July 20, 2024 @ 11:00 A.M.

4973 Raccoon Valley Rd, Millerstown, PA 17062- Perry Co.



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

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**Auctioneer: J. Meryl Stoltzfus**  
**AU#005403 Ph. 717-629-6036**

**Sellers: The Estate of William R. Sheaffer**  
**Scott Sheaffer, Executor**







**Directions:** From US 322 Millerstown exit, take W Juniata Parkway/S Market St for .5 miles and turn left onto Rt 17, go 6.3 miles to signs on left.

**Property Description:** 13.28 Acre farmette with stream in Raccoon Valley. The well maintained 2 story farmhouse has 3 bedroom, 1.5 baths and many upgrades including Andersen windows, shingles, well pump, oil furnace and mini-splits. It has a two-car attached garage and blacktop driveway. 4+ acres of productive fields would make ideal pasture, garden or produce patch. 7+/- acres of woods with the Raccoon Creek, a stocked trout stream, running through the property. Centrally located with only 30 minutes to Harrisburg. Level fields, woods, creek and views of the Tuscarora Mountain makes this a very desirable homestead. An adjacent 112-acre woodland property will be sold immediately prior to the sale of the subject property. 00 Raccoon Valley Rd Millerstown, PA for P. Robert & Deborah A Wenger

**Open House Dates:** Tue. July 2, 5:30-7:30 P.M. & Sat. July 6, 1-3 P.M. For more details or a private showing call Gerald @ 717-582-6589 or Meryl @ 717-629-6036. **Terms:** \$25,000 down payment the day of the auction. Settlement on or before September 13, 2024. 2% transfer tax to be paid by the buyer. Real Estate taxes to be prorated from settlement day. **Bridge loans available:** Call Auctioneer for details.

**Annual Property Taxes:** \$3,594.21

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

All information provided is deemed to be accurate but not guaranteed.

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