

# PUBLIC REAL ESTATE AUCTION

130 Acres of Vacant Land  
Sat. August 17, 2024 @ 2:00 P.M.

00 Blain Rd, Loysville, PA 17047- Perry Co.



**Directions:** From US 322/22 Millerstown exit, turn left on S Market St and go .4 of a mile and turn left on Rt 17 W. Go 21 miles to signs on right (Bamboo Lane).

**Property Description:** 130 acres of prime hunting land at the base of the Conococheague Mountain. With a small stream running through the middle, plus ATV trails and tree stands throughout, this property is every hunter's dream. Here you'll find a great recreational property with a delightful mix of ridges, draws, saddles and benches, but also plenty of level spots to build a cabin or home. Take a few steps and you are in the Tuscarora State Forest, which gives you miles of additional property to roam. A nice amount of mature timber is growing for those looking for a safe investment. It's rare to find a large parcel of wooded ground in this section of western Perry County that's for sale, especially with such amazing character and ease of hunting. This is definitely one you don't want to miss!

**Open House Dates:** Fri. July 19, 5:00-7:00 P.M. & Sat. July 27, 1-3 P.M. For more details or a private showing call Gerald @ 717-582-6589 or Meryl @ 717-629-6036. **Terms:** \$30,000 down payment the day of the auction. Settlement on or before October 16, 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:** \$204.95

**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.

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  
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**Sellers:** Neal Bitting, Steven & Kathryn Orris,  
Mary Umphred, Richard Bitting



