

PUBLIC AUCTION

10.58 Acres w/Home & Outbuildings

Sat. August 24, 2024 @ 9:30 A.M. Real Estate @ 12:00 P.M.

419 Wildcat Trail, Liverpool, PA 17045- Perry Co.



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

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Auctioneers: Elvin Stoltzfus AU#006393

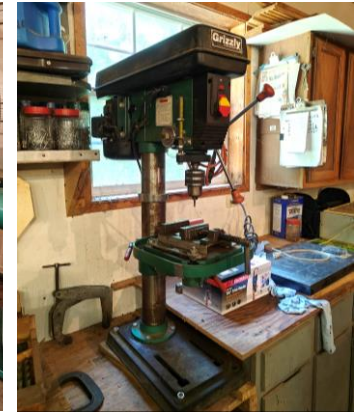
Ph. 717-863-8740

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

Sellers: Marjorie Schreiber

Gregory Schreiber, POA





Directions: From Rt. 11/15 N take S. Front St. to Perry Valley Rd, turn left, go to Wildcat Trail, turn left and follow to property on the right.

Vacation Home-- Dream Residence! Located 2.6 miles from the Liverpool Boat Access Point on the Susquehanna River. 2,500 sq. ft. living space on 10.6 acres of land. Kitchen is a chef's dream with a huge island, lots of counter space, an adjacent dining area, and a double-sided fireplace that connects the dining and living rooms. Solid maple hardwood floors throughout, cathedral ceilings in the living room, kitchen and master bedroom. Master suite features a luxurious bathroom with a big soaking tub, a walk-in shower, and dual sinks.

Step out onto the back deck and enjoy views. Property is perfect for hosting gatherings, with landscaped gardens, big grass yard, and fenced pastures. Enjoy the 32x40 horse stable, featuring a wash bay, a tack room, and 2 existing stalls with space to add 4 more stalls. 30x30 insulated/heated wood shop with everything set up for a shop enthusiast or craftsman. Ideal spot for a homeowner or a vacation property owner.

Open House Dates: Tue. July 30 @ 6-7 P.M. & Thur. Aug. 8 @ 6-7 P.M.

Terms: \$40,000 down payment the day of the auction. Settlement on or before **October 23, 2024.**

2% transfer tax to be paid by buyer. **Annual Property Taxes:** \$6,102 prorated to settlement date.

Bridge Loans Available: Call Auctioneer for details.

Personal Property: 10 in Grizzly table saw; 18 in Bridgewood planer; Rockwell wood lathe; 12 in Craftsman bandsaw; 6-in Rockwell jointer; Central Machinery- stationary belt/disc Sander; 2 Hp Craftsman shaper; Chop saw; Grizzly Dust Collector System; 12 skids of various hardwood lumber; many hand tools associated with woodworking; household furniture.

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

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