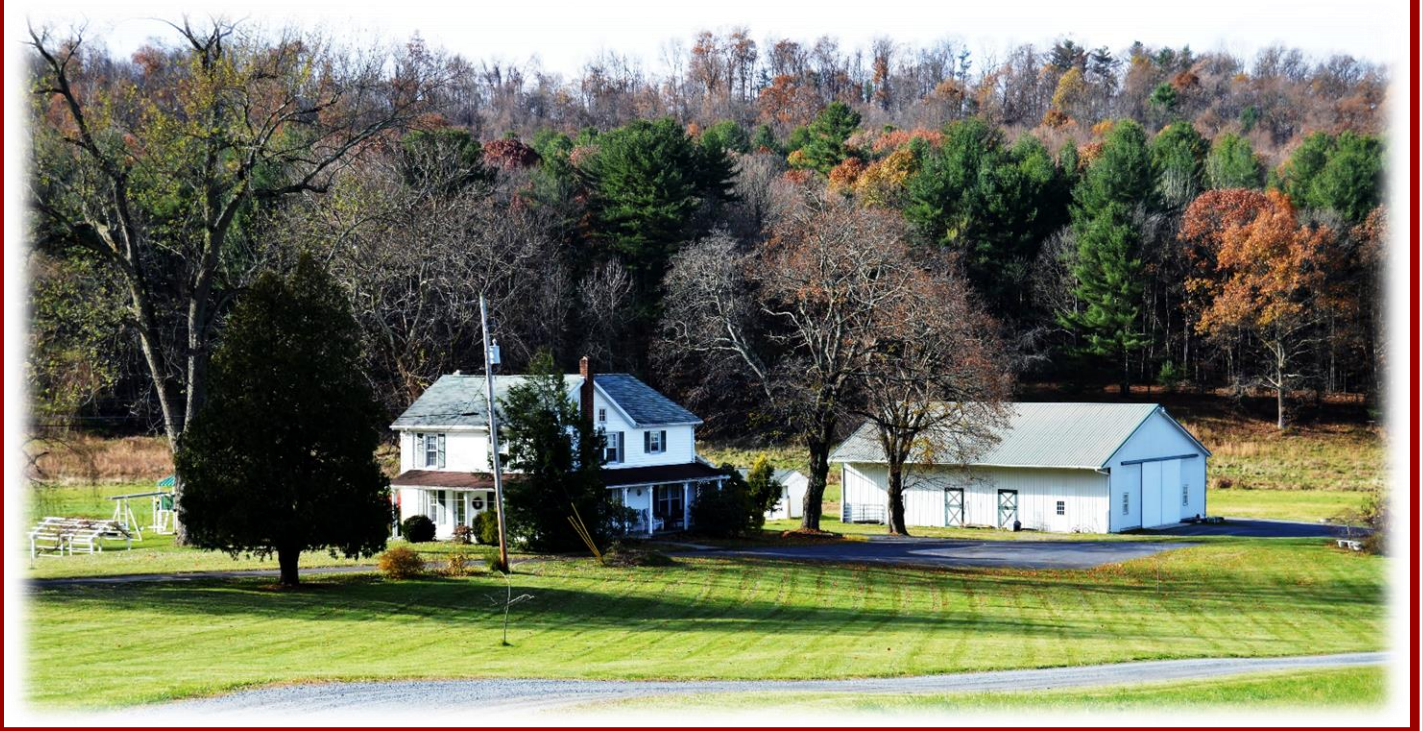


PUBLIC AUCTION

**33.37 Acres • 3 Bedroom Farm House • Pole Barn
Farm Equipment, Shop Tools, Household
Friday, January 4, 2019 @ 1:00 P.M. Real Estate 2:00 @ P.M.
Snow Date: January 8, 2019**

85 Sandy Hollow Rd., Shermans Dale, PA 17090- Perry County



Directions: From Rt. 34 in Shermans Dale take Windy Hill/Rambo Hill Rd. for 4.3 mi. Turn right on Sandy Hollow Rd. In 1.2 mi. the property is on the left.

Property Description: A very attractive farmette in rural Perry County. Conveniently located between Sherman's Dale & New Bloomfield. Mostly open ground, 19+/- acres tillable, 12+/- acres pasture w/ 6 strand high tensile fence. A total of 33.37 acres. Remodeled farm house, 3 bedrooms, 2 full baths. Custom kitchen w/ granite counter tops. Oversized, insulated, detached garage w/ kitchen & full bath. 48'x60'x14' insulated pole barn, w/ 2 horse stalls & large shop area, concrete floor. Paved driveway. Small stream (Little Juniata Creek). Dual road frontage. Many different options. Class 2 & 3 soils. Level to slightly sloping ground. Pride of ownership is evident!

Annual Property Taxes: \$3,598.92

Open House Dates: Sat. December 8, 1-4 P.M. & Sat. December 15, 1-4 P.M. For more details or a private showing contact Meryl @ 717-629-6036.

Terms: Settlement on or before March 5, 2019. \$25,000.00 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.

Attention Realtors: 1% Broker Participation offered to Realtors with a buyer, your buyers must be preregistered.

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

**BEILER-CAMPBELL
AUCTION SERVICES**



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**Auctioneer: J. Meryl Stoltzfus
Ph. 717-629-6036 AU#005403
Sellers: Kenneth & Marissa Zeiset**



Farm and Tool Related Items: 2017 Hustler 60" Fastrak zero turn mower, 169 hr; Lawn Boy self-propelled lawnmower, like new; John Deere A; John Deere B; 2 stage, 3 hp single phase Ingersollrand, type 30, horizontal air compressor; Oliver 3 bottom plow; 2 bottom plow; JD 12 ft. grain drill- seed & fertilizer box; 3 pt. post hole digger; 14' disk; Pickup bed trailer; Truck tarps; Large selection of ratchet straps 1", 2", 3" & 4"; Extra large selection of log chains & binders; Jumper cables; Rubber floor mats; Tank full w/drain oil; Fuel tank w/pump; Reddy heater; Dog box; Chicken nesting boxes; Work bench- on castors w/electric; BE pressure washer; Stihl MS 290 chain saw; Pedestal grinder; 18 V DeWalt tool set (6 tools); Torch set; Fuel cans; 72 hole metal bolt bin w/bolts, nuts & washers Grade 8 & grade 5; Hydraulic oil; 3 metal tool cabinets; T posts; Large maple logs; Big stack of firewood.

Lawn & Garden: Swing Kingdom vinyl swingset; Char-broil grill; Weber grill; 2 picnic tables; Tarker, 7 speed, 3-wheel bicycle; Children's bikes; Wheelbarrow; Tomato cages; Garden hoses; Garden seeder; Fishing lines & tackle.

Household: 1 bedroom suite; Toy box; Desk; Sofa; Clothes tree; Lamps; Little table & chairs; Pictures; Hampers; Gun cabinet; Some dishes.

For additional pictures go to:

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