

PUBLIC REAL ESTATE AUCTION

3.5 Acres w/ 5 Bedroom Home & 2 Story Horse Barn
32'x 68'x9' 2 Story Insulated Shop
Camper, Trailer, Tools & Household
Saturday, May 1, 2021 @ 9:00 A.M. Real Estate @ 12 Noon

5494 Shermans Valley Rd., Loysville, PA 17047- Perry County



Directions: From Loysville take Rt. 274 W for 5.1 miles. The property will be on the left.

Property Description: Breathtaking 360° views overlooking the valley of western Perry County and the magnificent mountain ranges of Conococheaque & Bowers Mountain. Property consists of 3.5 acres, several pastures/paddocks, vegetable garden etc., a 2-story 5 bedroom home plus an in-law suite, 2-story, 3 stall horse barn, 32'x 68'x9' 2-story insulated shop complete with 4 garage doors, a finished area with a kitchen, bathroom and office. A substantial amount of square footage under roof gives you plenty of flexibility. The buildings have all been built since 1988 and have been maintained very well. The property is "off grid" and is powered by solar & diesel, however it could easily be connected to the "grid". The type of setting that is hard to duplicate, the sellers have plans in place to downsize to a smaller property, so don't miss this wonderful opportunity to purchase a property that will leave you gazing at the remarkable views.

Open House Dates: Tue. March 30, 5-7 P.M. and Sat. April 3, 1-4 P.M. For more details or a private showing call Meryl at 717-629-6036.

Annual Property Taxes: \$6,020.06

Terms: Settlement on or before July 29, 2021. \$15,000.00 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, 48 hours prior to the auction.

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

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AUCTION SERVICES



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



Sellers: Henry & Barbara Lapp