

ABSOLUTE PUBLIC REAL ESTATE AUCTION

5 Acres w/ Ranch Home
30'x42' 2-Story Garage & 42'x50' Livestock Barn
Thursday April 13, 2023 @ 6:30 P.M.

2301 Fort Robinson Rd, Loysville, PA 17047- Perry County



Directions: From the intersection of PA 850 and PA 274 in Loysville take PA 274 W/PA 850 W for 2 mi.
Turn right on PA 850 W. In 2.3 mi. the property is on the right.

Property Description: 5 acre farmette with a 3-bedroom, 3 bath ranch home. Home was remodeled in 2014. Spacious "great room" addition with propane fireplace & cathedral ceilings. Large windows with views overlooking the back yard and pasture area! Finished basement. An attached garage on the main floor and on the basement level. 42'x50' 3-sided animal shelter (built for cattle), detached 2-story 30'x42' garage. Very functional 5 acres of land that is level to slightly sloping and is mostly fenced with hi-tensile fence. The home has been very well maintained. An attractive setting with wooded land and agriculture fields as backdrops.

Open House Dates: Sat. March 11, 1-2 P.M. & Tue. March 14, 5:30-6:30 P.M. For more details or a private showing call Meryl @ 717-629-6036.

Terms: Settlement on or before June 13, 2023. \$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. This is an absolute auction. Property to sell regardless of price.

Annual Property Taxes: \$3,889.92

Attention Realtors: 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



AY# 002026

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



Sellers: Esther Mae Eberly & The Late Paul Eberly
Timothy & Darryl Eberly, POA



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