

# PERRY COUNTY FARM AUCTION

Saturday April 8, 2023 @ 11:00

33.47 Acres • 5 Bedroom 3 Bath Home  
Woodland • Tillable Fields • JD Tractor

1388 Turkey Bird Rd, Newport PA 17074 – Perry County



**Directions:** From Rt 322 W take the Newport exit & turn left onto Rt 34. In 1.7 mi turn right on Rt 849. In 1 mi proceed onto Oak Hall Rd & then right onto Turkey Bird Rd. Go 1.2 miles to farm on right. (Watch for auction signs.)

Beautiful 33.47 acre farm located in Newport area of Perry County. A large home that features 5 bedrooms, 3 bathrooms & attached 2 car garage. Home is need of some updates. Has a large basement. Central Vac. Oil heat & heat pump. Private septic & well. Farm has approximately 17 wooded acres & 16 tillable. Private setting by the house & beautiful mountain views. Back part of the farm overlooks the Juniata River. A smaller stream flows through the woodland. Excellent hunting area! Farm is in Ag Preserve. Only 35 minutes from Harrisburg & 1 hour 20 minutes from Lancaster!

**Open House Dates:** Saturday March 11, 2023, 10:00am-12noon

Tuesday March 14, 2023, 2:00pm-4:00pm

**Terms:** \$35,000 deposit day of auction. Buyer pays 2% transfer tax. Settlement by May 19, 2023, or before.

**Annual Taxes:** \$3,035. Property is in Clean & Green.

**Tractor:** JD 2305 with cab & snowblower attachment. (640 hrs.) Nice condition!

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)

**BEILER-CAMPBELL**  
AUCTION SERVICES



AY# 002026

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**Auctioneers:** Jake Yoder AU #005851

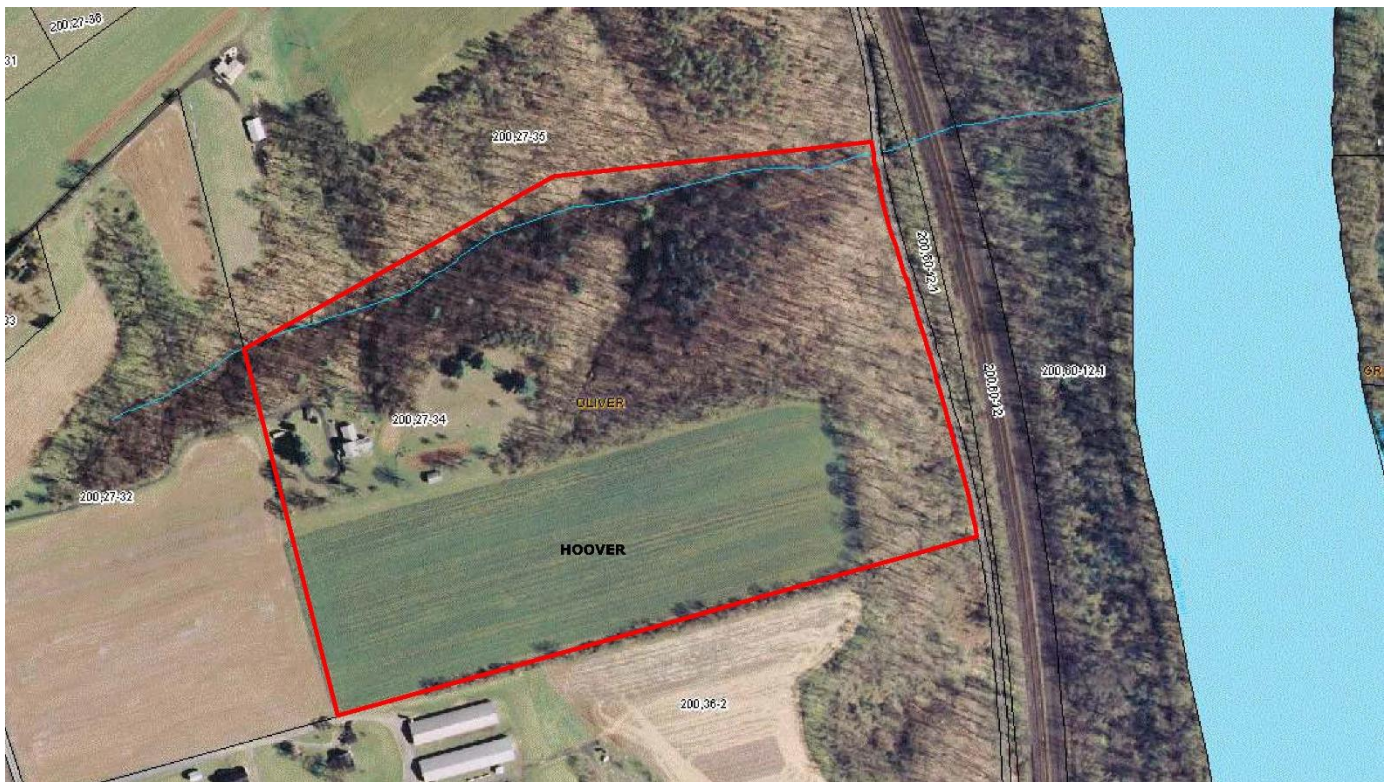
Ph. (717)-513-5386

**Attorney:** Scott Morrison

(717)-582-2300

**Sellers:** Craig & Jill Hoover





Aerial is deemed to be accurate but not guaranteed. This is not a survey.

For more information, pictures and forms go to: [www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) or [www.auctionzip.com](http://www.auctionzip.com) or [www.GoToAuction.com](http://www.GoToAuction.com)

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