

DAUPHIN COUNTY FARM AUCTIONS

Saturday September 30, 2023 @ 11:00

(2) Farms • Tillable • Woodland • Streams

Road Frontage • (2) Homes • Bank Barns

Farm # 1. 3872 Rt 209, Elizabethville PA, 17023 - Dauphin County

Farm # 2. 3641 Rt 209, Elizabethville PA, 17023 - Dauphin County



Directions: From Elizabethville take Rt 209 S for 2 miles. Farms will be on both sides of Rt 209. Watch for signs.

Farm #1. Beautiful 67 +/- Acre farm featuring a 4 bedroom 2 bathroom home. Private septic & well. Heat source is oil. Has an older 32x78 bank barn. Approximately 29 acres tillable & the remainder acres in woodland. Ideal farm for farming & recreational use. Stream running through the property. Road frontage on both sides of Rt 209 & is located adjacent to the Elizabethville airport & a development.

Annual Taxes: \$2391.82 (property is in Clean & Green)

Farm #2. Attractive 57 +/- acre crop farm featuring a 4 bedroom 1 bathroom home. Private septic & well. Heat source is oil. An older 36x50 bank barn. Approximately 46 acres tillable with the remaining acres in woodland. Has a stream through the property. Road frontage on both sides of Rt 209. This farm has some beautiful fields with nice views!

Annual Taxes: \$1524.69 (property is in Clean & Green)

Terms for Farm #1: \$50,000.00 deposit day of auction. Buyer pays 2% transfer tax. Settlement by November 30, 2023 or before.

Terms for farm #2: \$50,000 deposit day of auction. Buyer pays 2% transfer tax. Settlement for this farm must be in 2024. Settlement date January 5, 2024.

Open House Dates: Friday September 1 from 1:00 to 3:00pm

Saturday September 9 from 10:00 to 12:00pm

For more information or a private showing contact **Jake Yoder at 717-513-5386.**

Auctioneers Note: These 2 farms have been in the Deibler family for many years. Excellent location with road frontage along Rt 209. Only 40 minutes from Harrisburg & 1 hour & 20 minutes from Lancaster. Auction for both farms will be held onsite at farm #2. (3641 Rt 209, Elizabethville PA 17023)

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

BEILER-CAMPBELL
AUCTION SERVICES



AY# 002026

www.beiler-campbellauctions.com • 888-209-6160

Auctioneer: Jake Yoder AU #005851

Ph. (717)-513-5386

Attorney: Andrew Withers

Ph: (717)-234-5600





Aerials are deemed to be accurate but not guaranteed. These are not surveys.

For more information, pictures and forms go to: www.beiler-campbellauctions.com or www.auctionzip.com or www.GoToAuction.com

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