

PUBLIC ESTATE AUCTION

1.89 Acres w/Log Home • Personal Property

Sat. September 28, 2024 @ 9:00 A.M. Real Estate @ 12:00 P.M.

1967 Freeman Hollow Rd. Loysville, PA 17047- Perry Co.



Directions: From US 11/15, take PA-274 West for 17.3 miles to intersection Rt 274 & Rt 74, take PA- 74 North for 1.7 miles and turn left on Slippery Hill Rd. Continue straight onto Freeman Hollow Road and the property is 2 miles on the left.

Property Description: 1.89 acres with log home and garage in Freeman Hollow. The stone wall and exposed logs add character to this single bed and bath home. Recent upgrades include a new house roof in 2021 and a new well pump and UV water treatment in 2023 and a wood stove in the basement. The oversized garage has 3 garage doors, plus an open front to allow you to get your equipment under roof. A finished room upstairs could be an office, while additional space could be converted to a bedroom or game room. The spacious back yard includes a chicken coop, garden and swing set. With your ideas to make this historic home shine, it will make a good starter home, a great investment, or a country home for those looking to downsize.

Open House Dates: Fri. Sept. 6, 5-6 P.M. & Sat. Sept. 14, 2-3 P.M. For more details or a private showing call Gerald @ 717-582-6589 or Meryl @ 717-629-6036.

Terms: \$15,000 down payment the day of the auction. Settlement on or before November 27, 2024. 2% transfer tax to be paid by the buyer. Real Estate taxes to be prorated from settlement day. **Bridge loans available:** Call Auctioneer for details. **Annual Real Estate Taxes:** \$1,747.43

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

All information provided is deemed to be accurate but not guaranteed.

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





Equipment: 2005 Yamaha TD 1300 motorcycle, Yamaha Trailway motorcycle, Honda CL200 motorcycle, Honda 175 motorcycle, N.P. Nelson 400 loader, C.H.& E roller, Scag 61" ZT STT61A-23CH, Snapper ZT 52", Troybilt 30", Craftsman 17" tiller, JD self-propelled JS35 mower, MTD snowblower, Toro detach attachment, Bauer & Hyper-tough electric pressure washer, 8 x 16 trailer 2201, small trailer, Central Boiler CL5648SB outdoor furnace, Cyclone Rake lawn/leaf vac (never used), Stihl 048 AV Super, Echo CS330T, Mac 3214 & 14" Craftsman chainsaws.

Tools: Lincoln 225 AC welder, Lincoln 125 & Blue-Point MIG115 welders, Schumacher battery charger, Sears table saw, Craftsman 10" band saw, Black & Decker 7.5" band saw, Craftsman lathe, electric blower, Coleman heaters, jacks, car ramps, sawhorses, sand blaster, pool pump, aluminum toolbox, Little Giant step ladder, wooden table w/ grinder & vise, Charge Air Pro & Bauer air compressors, 10 gal Shop-Vac, hose reel, gas cans, Craftsman scroll saw, Hitachi 15" miter saw, Chicago metal saw, Dayton grinder, winch, Dura Heat kerosene heater, 1/2" impact socket set, Milwaukee speaker, jump pack, heavy duty shop press, Shovels, axes, rakes, Franklin scaffold, wrenches, socket sets, 12" diamond blades, Dremel kit, electric drills, concrete drill bits.

Misc: Refrigerator, appliance cart, propane tanks, Char-broil propane grill & deep fryer, Rockpoint bicycle, Singer sewing machine, aluminum dog box, fans, chairs, concrete jockey statue, Sentry safe, double ladder stand, pallet jack, welding helmet, pictures, batteries, Gorilla Cart wagon, chains, filing cabinet, deep sink.

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