

PUBLIC REAL ESTATE AUCTION

38 Acre Farmette

Friday September 27, 2024 @ 6:00 P.M.

371 Wildcat Trail, Liverpool, PA 17045- Perry Co.



Directions: From Route 11/15, take S Front St to Perry Valley Rd. Go approx. 1 mile and slight left onto Wildcat Trail. Go .6 of a mile to property on right. Signs on property.

Property Description: 38.26 acres farm with a 4 bedroom Cape Cod on a quiet country road. This 2478 sq. ft. house has a custom kitchen, 2 full baths, 2 half baths and an attached garage. Lower level is perfect for entertaining with full walkout to the huge level backyard. A newly built 46 x 56 bank barn with paddocks in the bottom and drive-in access to the second story. Recently installed woven wire fence for animals give approx. 15 acres of pasture or tillable. A 40 X 60 pole barn for equipment storage. There is also 20 acres of woods for the hunter. Only 3 miles from the Liverpool Boat Access Point on the Susquehanna River with easy access to US 11/15. A rural property with lots of options, but not the travel time. Whether you are looking for a weekend retreat or a homestead to call your own, this versatile property will allow you to connect with the outdoors in a way that fits your needs.

Open House Dates: Sat. Sept. 7, 10 A.M.-12 P.M. & Wed. Sept. 11, 5-7 P.M. For more details or a private showing call Gerald @ 717-582-6589 or Meryl @ 717-629-6036.

Terms: \$40,000 down payment the day of the auction. Settlement on or before November 26, 2024. 2% transfer tax to be paid by the buyer. Real Estate taxes to be prorated from settlement day. Contact us for quick, convenient financing options, including down payment and bridge loans.

Annual Property Taxes: \$4,759.06

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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Sellers: Samuel & Linda Lapp



