

DAUPHIN COUNTY REAL ESTATE AUCTION

Wednesday, December 11, 2024 @ 1:00 PM

75.81 Acres • 2 Parcels • 66.7 Acres Woodland
4 Bed 3 Bath Home On 9.11 Acres • Mature Timber

4720 Beaufort Hills Rd, Harrisburg PA 17110 -Susquehanna TWP



Directions: From Rt 322 E take the Linglestown exit then turn left on Linglestown Rd. Go for 1.3 mi then turn left on Crooked Hill Rd. In a half mile turn left on Chatham Way then continue straight. Watch for signs!

Rare opportunity to purchase large undeveloped estate acreage in Susquehanna Township - Adjacent to Mountindale development in Harrisburg! This property with magnificent views overlooking Susquehanna Valley boasts 2 parcels with the first being a 4 bedroom, 3 bathroom home on 9.11 acres. Has attractive features including large spiral stairway, spacious kitchen & dining areas, full unfinished basement, 2 bay garage, separate 1 bay garage/outbuilding & more! Home has private septic & well with electric heat & central air. Secluded setting in mature woods accessed by private paved driveway, yet only minutes from everything the Harrisburg area has to offer! An adjoining 66.7 acre tract of woodland with separate undeveloped access borders the 9.11 acre tract with the home. Timber has not been cut in >60 years so there is mature harvestable timber which could provide substantial immediate return on your investment if desired. These properties are located just north of Linglestown Road & have unique advantages! If you are looking for a private setting while still enjoying the proximity & convenience of all the amenities and services the Harrisburg area offers, look no further! Or if you are a nature lover/ outdoor recreational enthusiast, these properties are ideal as well! May also have potential for some development but buyers must do their own due diligence regarding potential for development. Public sewer available.

Open House Dates: Tuesday, November 19 from 1:00-3:00 pm & Friday, November 22 from 10 am-12 noon

Terms: \$50,000 deposit per parcel auction day. Buyer pays 2% transfer tax. Settlement by Feb 14, 2025 or before.

Annual Taxes on Parcel w/Home: \$7818 **Annual Taxes on Woodland Parcel:** \$160 (woodland parcel is enrolled in Clean & Green)

For more information contact Jake Yoder @ 717-513-5386. Photos available online at www.beiler-campbellauctions.com

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AUCTION SERVICES



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Auctioneer: Jake Yoder AU #005851

Ph. (717)-513-5386

Sellers: Philip Kitlinski

Kaye Kitlinski





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 or www.auctionzip.com or www.GoToAuction.com
Or scan the QR code in the bottom right corner.

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