

PUBLIC REAL ESTATE AUCTION

144 Acre Dairy Farm
Friday September 24, 2021 @ 1:00 P.M.

280 Pike Rd., New Bloomfield, PA 17068- Perry County



Directions: From Rt. 15 in Duncannon take Rt. 274 W for 6.9 mi. Slight left onto New Bloomfield Rd. In 0.2 mi. turn left onto Rt. 34 S. In. 3.8 mi. turn right on Rt. 850 W. In 1.2 mi. turn right onto Mill Rd, and in 0.8 mi. turn left onto Pike Rd. Farm is on right.

Property Description: Perry County 144 acre dairy farm with a Land of Lakes milk market, that can potentially be transferred to the new owner. Approximately 120 acres tillable, 10 acres wooded & 5 acres pasture. 90 cow free stall barn with an attached 48 cow tie stall. 30'x60' heifer barn, 40'x50' commodity barn. 40'x80' equipment storage. Three stave silos: 20'x80', 20'x70', 16'x70'. 8 ton protein bin, 14'x90' manure pit. 5 bedroom, 2 1/2 bath 2-story farm house with an attached 2 car garage & 3 car detached block-built garage. Home has replacement windows, a new roof in 2015, & a 2016 forced air propane furnace. A nice farm setting with level to rolling fields. Great location with 4,800' road frontage on Pike Rd. & Paige Hill Rd.

Auctioneer's Note: A rare opportunity to purchase a turn key dairy farm. The new owner will get first chance to purchase the 2021 crops from the seller. Seller is relocating to Wisconsin.

Open House Dates: Saturday September 4, 1-4 P.M. & Tuesday September 7, 5-7 P.M. For more details or a private showing call Meryl at 717-629-6036.

Terms: Settlement on or before November 12, 2021. \$50,000.00 down payment on the day of the auction. 2% transfer tax to be paid by the buyer. Real Estate taxes to be prorated from settlement day.

Annual Taxes: \$9,085.35

Attention Realtors: 1% Broker Participation offered to Realtors with a buyer, your buyers must be preregistered, 48 hours prior to the auction.

For additional pictures go to www.beiler-campbellauctions.com or www.GoToAuction.com or www.auctionzip.com ID# 23383

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