

ON-SITE REAL ESTATE AUCTION

41.39 Acres w/Cabin

Bordered by State Game Land

Saturday June 4, 2022 Real Estate @ 10:00 A.M.

417 Old Limekiln Lane, Newport, PA 17074- Perry County



Directions: From Rt. 322 take the Newport/New Bloomfield exit then take PA 34 S for approx. 2 miles. Turn left on PA 34 S/PA 849 E/S 4th St. In 0.6 mile slight left on PA 849 E. In 2.6 miles turn left on Old Limekiln Lane. In 1.2 miles arrive at property.

Property Description: 41 wooded acres located in Perry County, PA. Bordering on 3 sides is State Game Land 281. Approx. 2 miles from Juniata River. Property has not been logged since 1965. Unfinished 2 story, 22'x30' cabin. Poured concrete walls, foundation and floor (new in 2010). Full, level entry basement with garage door. Underground elec. & phone line to the cabin. Septic & water would be available through perk & probe tests and well drilling, however it is not currently completed. Gated driveway that is approx. 600 ft. long. Topography is level to sloping. Very private "cabin in the woods" setting.

Open House Dates: Tue. May 10, 5-7 P.M. & Sat. May 14, 12-3 P.M. For more details or a private showing call Meryl @ 717-629-6036. **Terms:** Settlement on or before August 3, 2022. \$10,000.00 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 Property Taxes:** \$1,089.90

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

Lumber: 40 sheets 1/2" 4 ply plywood; 70- 4x4 treated deck railing posts- 54"; 200 plus treated deck spindles- 2"x36"; 20- 2"x6"x20' poplar planks; 12- 2"x10"x16' poplar planks; approx. 12- 2"x8"x12' oak boards; 12 pc. walnut 2"x12"-18"x10' some live edge; black walnut novelty pieces. **Building Materials & Tools:** To be sold following the sale of the real estate. (These building materials had been purchased to finish cabin.) several hundred 8" concrete blocks; several hundred bricks; Approx. 30 pcs. 16' gal. roofing metal; bi-fold doors; 36" interior and exterior doors; assorted replacement windows; 3'x12' stairs; 10' treated 2x4; bathroom sinks; electric range; 1 case #10 3.5" screws; 1 case #10 4" screws; 1 case galvanized tenpenny nails; ladder jacks; galvanized joist hangers; galvanized pipe; 30' wooden extension ladder.

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

Sellers: D.R. & C.R. Womer Living Trust





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