

# PUBLIC REAL ESTATE AUCTION

Multi-Parcel Auction • 2 Story Home & Outbuildings on 45 Acres  
Friday May 5, 2023 @ 6:30 P.M.

34 Melissa Lane, New Bloomfield, PA 17068- Perry County



**Directions:** From Duncannon take PA 274 W for approx. 4.5 mi. Turn right on Paradise Rd then immediately left on Mountain Rd. In 0.2 mi. turn left on Melissa Lane. In 0.2 mi. arrive at the property.

**Property Description: Parcel #1** Did you ever dream of a sprawling farmette in the middle of a big woods? 22.4 acre 2-story, 4 bedroom home, 2 1/2 bath, with an attached garage. 18'x36' in-ground pool. 32'x40'x12' detached garage with 2-10' overhead doors. 2008, 60'x156' indoor riding arena with 3 stalls, wash bay, heated tack room, & an attached storage lean-to. An additional 2 stall barn. Outdoor 60'x125' outdoor arena, 4 pasture/paddocks totaling approx. 6 acres. The balance of the land is wooded. Certainly will appeal to horse/animal lovers as well as country /recreational enthusiasts. Enrolled in Act 319 Clean & Green.

**Parcel #2** 23.1 acre vacant wooded property. Adjoins Parcel 1. Not enrolled in Act 319 Clean & Green. Seldom do we find a property with the unique combination of privacy & convenient access. Both parcels border "under-utilized" State Game Land 256. Approx. 30 mins. from Harrisburg, PA. 1hr. 10 mins. from Lancaster, PA. 1 hr. 45 mins. from Baltimore, MD. The property will be offered as individual parcels and by its entirety.

**Open House Dates:** Sat. April 8, 1-2 P.M. & Thur. April 13, 1-2 P.M. For more details or a private showing call Meryl @ 717-629-6036.

**Terms:** Settlement on or before July 5, 2023. \$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 Property Taxes:** Parcel #1: \$5,359.20 Parcel #2: \$2,166.30

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

For additional pictures go to [www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) or [www.GoToAuction.com](http://www.GoToAuction.com) or [www.auctionzip.com](http://www.auctionzip.com) ID# 23383

BEILER-CAMPBELL  
AUCTION SERVICES



AY# 002026

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**Auctioneer:** J. Meryl Stoltzfus  
**AU#005403 Ph. 717-629-6036**

**Sellers:** Wade & Jill Fluck







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