

PUBLIC REAL ESTATE AUCTION

2.47 Acres • Ranch Home • Detached Garage • Pond
Sat. March 2, 2024 @ 1:00 P.M.

1651 Knisely Hill Rd, Millerstown, PA 17062- Perry Co.



Directions: From Millerstown take Rt. 17 W for 4.9 mi. Turn left on Creek Rd. In 0.7 mi. turn right on Buckwheat Rd. In 2.5 mi. turn left on Knisely Hill Rd. The property is on the left.

Property Description: 2.47 acres in Perry County, PA with dual road frontage. This property boasts a spring-fed pond and a stream. Improvements include a Ranch 1,440 sq. ft. home with an inviting eat-in kitchen, 3 bedrooms, and 1.5 baths—all adorned with new flooring and fresh paint. The 21' x 26' garage and 23' x 26' shop with an 11' x 20' lean-to offer ample space for vehicles and projects. Don't miss this rare opportunity to own county property with a pond and stream!

Open House Dates: Sat. Feb. 3, 1-2 P.M. & Sat. Feb. 10, 1-2 P.M. For more details or a private showing call Gerald @ 717-582-6589 or Meryl @ 717-629-6036.

Terms: Settlement on or before May 2, 2024. \$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: \$2,842.14

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

All information 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

BEILER-CAMPBELL
AUCTION SERVICES



AY# 002026

www.beiler-campbellauctions.com • 888-209-6160

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



Sellers: David & Sadie Mae Stoltzfus

Attorney: Mark Duffy Ph. 717-512-7015

