

# PUBLIC REAL ESTATE AUCTION

12.94 Acres with 3 Bedroom Home  
Fri. May 10, 2024 @ 6:00 P.M.

699 Buckwheat Rd, Millerstown, PA 17062- Perry Co.



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

**Sellers: Richard & Tina Campbell**







**Directions:** From Rt 17 in Ickesburg, take Rt 74 S for 1.5 miles. Turn left onto Rt 849 E and go 3 miles. Continue straight onto Buckwheat Rd and go .7 of a mile to property on right.

**Property Description:** 12.94 acres with a 3 bedroom Cape Cod house and a detached 2 car garage. This property is mostly wooded with approx. 2 acres of open ground. An attractive perennial mountain stream running through the property certainly adds appeal for the nature lover. Situated along a quiet country road. The home is solid but could use some updates. It has propane heat, a full unfinished basement, plus a 24'x28' garage and 14'x27' utility shed. Blacktop driveway. This property is subdivided into 3 separate lots (1.8 acres, 4.6 acres, & 6.4 acres), each with its own road frontage allowing you to resell parcels as desired. The three tracks combined make a desirable 12.94 acre farmette/homestead with plenty of space, however they all have suitable places to build. Secluded, yet only minutes from the little town of Ickesburg. Overall, this property seems like a perfect fit for anyone interested in space and privacy for a permanent dwelling, or a private retreat. Plus it has the potential for future development.

**Open House Dates:** Sat. April 13, 1-2 P.M. & Wed. April 17, 5:30-6:30 P.M. For more details or a private showing call Gerald @ 717-582-6589 or Meryl @ 717-629-6036. **Terms:** \$15,000 down payment the day of the auction. Settlement on or before July 10, 2024. 2% transfer tax to be paid by the buyer. Real Estate taxes to be prorated from settlement day.

**Annual Property Taxes:** \$3,383.14

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

All information provided is deemed to be accurate but not guaranteed.

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