

PUBLIC ESTATE AUCTION

16 Acre Farmette • Personal Property

Sat. June 22, 2024 @ 9:00 A.M. Real Estate @ 12:00 P.M.

5654 Blain Rd. Loysville, PA 17047- Perry Co.



Directions: From US 322/22 Millerstown exit, turn left on S Market St. In 0.4 mi. turn left on Rt 17 W. Go 20 miles to signs on right. From Blain, take Rt 17 E for 5 miles to signs on both sides of the road.

Property Description: A 16-acre farmette with a stream situated in a picturesque valley in western Perry County. The 4-bedroom farmhouse with a finished basement and attic has plenty of room for a growing family. It boasts a large living room, 1.5 baths, a custom kitchen and dining room, which is connected to a delightful patio. The large backyard has an in-ground pool and mature shade trees and contains ample space for a garden. In addition to an attached garage, there is a 28' x 55' detached garage and 16' x 36' shed, all connected with a blacktop driveway. With fields on both sides of Rt 17, this property has plenty of road frontage. Though currently farmed, this property is bordered by Bixler Run and could easily be converted to pasture for animals. Whether you love to tinker in the garage or play outdoors, this property can meet this and more.

Open House Dates: Fri. May 31, 5:30-6:30 P.M. & Wed. June 5, 5:30-6:30 P.M. For more details or a private showing call Gerald @ 717-582-6589 or Meryl @ 717-629-6036.

Terms: \$25,000 down payment the day of the auction. Settlement on or before August 22, 2024. 2% transfer tax to be paid by the buyer. Real Estate taxes to be prorated from settlement day.

Annual Real Estate Taxes: \$4,106.98

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.

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

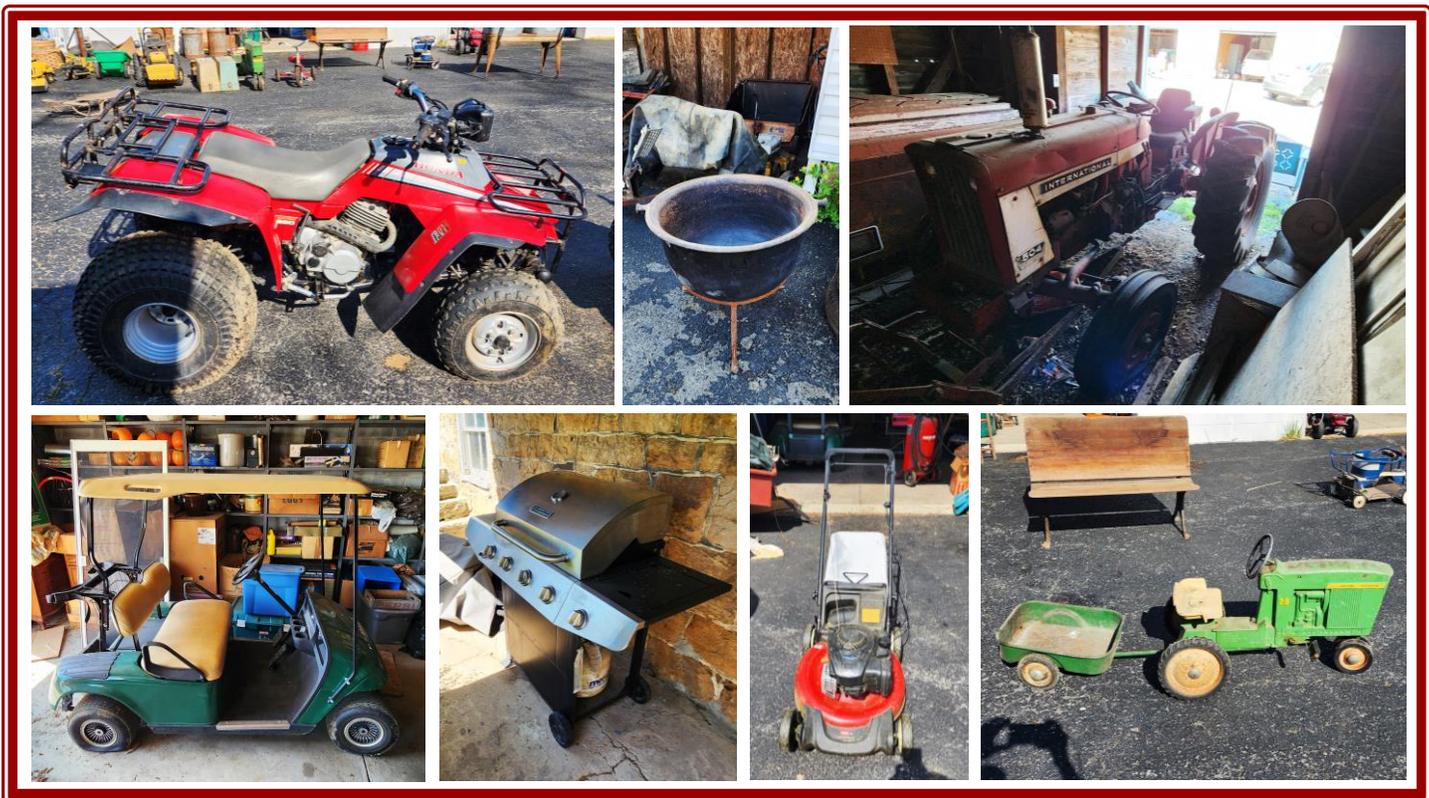


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Auctioneer: J. Meryl Stoltzfus
AU#005403 Ph. 717-629-6036
Sellers: Myrna V. Lyons Estate





Fourwheelers, etc: Honda FourTrax 250; 1983 Suzuki 185; 1995 Yamaha Blaster YFS200; 2001 Yamaha 6-speed YFS200; 1979 Arctic Cat snowmobile JAG 2000, 1683 miles; E-Z-GO gas golf cart G100 S/N 1285178.

Farm Equipment: IH 504 tractor w/snowplow; Woods M160-1 Brush Hog; Oliver 2-row corn planter; 3 bottom plow; Ferguson SKO-20 3 pt harrow; early walking harrow; heat houser for IH; IH 1300 sickle bar mower; car ramps; fertilizer spreader- walk-behind; Delaval #10 milk separator- hand crank.

Lawn & Garden: Troybilt Horse tiller; Toro self-propelled push mower; Lawn sweeper; steel lawn roller; Huskee trailer lawn sprayer; Echo GT-2000 weedeater; IH push mower; Stihl 028AV chainsaw; Little Giant Cyclone seeder; Master Forge propane grill; tiki torches; wooden picnic table; patio table set; forks; rakes; shovels; garden tools; watering can; wheelbarrow; pool cover; pool & spa motor; garden hoses.

Tools: 10" Skilsaw table saw; 6" bench grinder on stand; 7.25" Black & Decker portable saw; Craftsman bench vise; portable air compressor; spotlights; tool box & tools; hand saws; hand drills; drill bits in wooden box; step ladders; battery charger; oil & collectible oil cans; gas cans; propane tanks; come-along; gear pullers; organizers; iron wheel; wooden pulleys; wooden box.

Collectibles & Household: 23 gal. kettle w/stand-butcher kettle- good condition; butcher knives; SVHP crock; crocks; ice cream freezer; Wheeling wash tubs; Philco chest freezer; Perfection kerosene heater; Deluxe Precision sewing machines; school bench/seat; cane chairs; chair; end tables; office chair; bedroom sets; loveseat recliner; reclining sofa; rocking chair; kitchen table & chairs; refrigerator; washer & dryer; microwave; chest freezer; dehumidifier; Presto griddle; slow cooker; Sentry Safe; circulating fans; cookbooks; piano; lamps; washboard; hand crank coffee grinder; Halls Dairy milk bottles; Harrisburg Dairy milk bottles; Pepsi & Coke bottles; Pepsi crates; canning jars; kitchen utensils; Hess trucks; Tonka toys; JD 20 pedal tractor w/cart; Lightning Glider runner sled; Monoplane sled; red wagon; antique baby carriage; tricycle; battery toys; wooden ladle; glass punch bowl; holiday decorations; jars; step stool; glassware; feed scoop; filing cabinets; desks; bike; Skee-ball game; exercise treadmill; claybird shooter; gun shooting rest; BB guns; golf clubs; glass ball lightning rod.

Auctioneer's Note: Very clean estate. Many more items not listed.

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