

# Shippensburg – Orrstown Area PUBLIC REAL ESTATE AUCTION

**Wednesday, May 19, 2021 @ 2:00 PM**

**8 +/- Acres • 2 story 8 Bedroom 2 1/2 Bath Dwelling  
18,000 Sq. Ft. Manufacturing Shop & 2600 Sq. Ft. Utility Building  
40' x 74' 2-Story Bank Barn • Fenced Pastures**

**11738 Weaver Rd, Orrstown, PA 17244 – Franklin County**



**Directions:** From Route 81, Take Shippensburg Exit Route 174 into Shippensburg. Left onto Route 11 to right onto Route 533 (Orrstown Rd.) to right onto Route 433 (Tanyard Hill Rd.) to right onto Weaver Rd. To property on right.

**Property Description:** 8 +/- acre property with 2 story 8 Bedroom 2 1/2 bath dwelling featuring eat in kitchen w/ new maple cabinets. Spacious family & sewing rooms with hardwood floors. 1st floor with (2) bedrooms & full bath. 2nd floor with 6 bedrooms & 1/2 bath. 1st floor laundry/mud room with built in pantry and full bath. Covered wrap around deck. Full daylight basement with additional storage & mechanical rooms. House has coal furnace hot air heat. Also Lambardini engine & compressor. 2 story 40' x 74' bank barn built in 2001 w/ 30' x 40' garage/carriage area and 4 box stalls and free stall area. 2nd floor feed storage. 18,000 Sq. Ft. manufacturing building with 36' x 42' heated loading dock. Also lunch room & 1/2 bath. 12' x 14' office. New 36' x 72' utility building w/ floor heat. 26' x 34' hip roof commodity shed w/ poured concrete walls. Large parking, loading and storage areas. Well and on site septic. Property has fenced pastures with small stream and wooded area.

**Open Houses:** Saturdays April 17 & May 1 from 10:00 AM - 12:00 Noon & Thur. April 22 from 5 - 8 PM

**Terms:** Down payment of \$40,000.00 required day of auction. Settlement on or before Aug 4, 2021. Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated. Annual Taxes \$8,508 +/-

**Attention Realtors:** 1% Broker Participation being offered to Realtors who preregister with their buyers and who become the successful bidder on day of auction. Must preregister buyers 48 hours prior to the auction. Pre-registration forms are available on-line at [www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com)

**Auctioneers Notes:** Motivated sellers moving out of state are offering this conveniently located property between Route 81 & PA Turnpike. Rare opportunity to purchase a complete setup with 8 BR house, like new barn and large shop buildings. Main building currently used as welding shop and new utility building was intended for paint room. High ceiling heights & open floor areas offer potential to many businesses. Small portion of building needs some half trusses replaced or repaired. Buyer has option to purchase engine, generator, compressor, and hyd. & air lines.

For forms & additional pictures go to: [www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) • [www.auctionzip.com](http://www.auctionzip.com) • [www.GoToAuction.com](http://www.GoToAuction.com)

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**Auctioneers:** Harold Martin (717) 738-4228 AA#0019488

Noah Shirk (717) 354-0192 AU# 005928

Christ Taylor (717) 371-1915 AU#005421

**Attorney:** Thomas Gleason 717-532-3270

**Seller:** Stephen & Martha Stoltzfus 717-477-8200





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)

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