

PUBLIC REAL ESTATE AUCTION

Parcel #1: 58.86 Acres w/Dwelling & Outbuildings

Parcel #2: 15.59 Acres of Vacant Land

Tuesday April 4, 2023 @ 3:00 P.M.

632 Enders Rd, Halifax, PA 17032- Dauphin County



Directions: From Rt. 147 in Halifax take Armstrong St. In 0.3 mi. continue on PA 225 N. In 1.7 mi. turn right on Rutter Rd. In 1.2 mi. turn left on Rettinger Rd. In 1.2 mi. merge onto Enders Rd. In 0.5 turn right.

Property Description: Parcel #1 58.89 acre mostly tillable farm with a remodeled 2 story, 4 bedroom, farmhouse. A detached garage/pole building with a concrete floor, 3 garage doors, overhang & lean-to addition. Newer, outdoor living area, with a modern pavilion, an above-ground pool, hot tub, fire pit, etc. The outdoor living area & the home's large covered back porch overlooks a small stream and rolling fields with a backdrop of woods. Home comes fully furnished. Currently listed and used as a short-term rental on Airbnb, certainly a great opportunity to continue if the new owner so desires. A rural and scenic location with very convenient access. An easy 30 min. commute to Harrisburg, however secluded enough to escape the urban chaos. Enrolled in Act 319 Clean & Green. Adjoining to parcel #2.

Parcel#2 15.59 acre vacant ground. Approx. 50% wooded the balance is tillable. Consists of a 1.84 acre parcel (not in Clean & Green) & a 13.75 acre parcel (in Clean & Green), to be sold together. A very scenic potential home site, with incredible panoramic mountain views.

Open House Dates: Mon. March 13, 1-2 P.M. & Mon. March 20, 1-2 P.M. For more details or a private showing call Meryl @ 717-629-6036.

Terms: Settlement on or before May 31, 2023. Parcel #1 \$40,000.00 down payment on the day of the auction. Parcel #2 \$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: Parcel #1: \$2,082.80 Parcel #2: \$665.39

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

Auctioneer's Note: Parcel 1 and Parcel 2 will be offered separately and by its entirety.

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: Elam & Susan Stoltzfoos





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