

PUBLIC REAL ESTATE AUCTION

112 Acres of Vacant Land
Sat. July 20, 2024 @ 11:00 A.M.

00 Raccoon Valley Rd, Millerstown, PA 17062- Perry Co.



Directions: From US 322 Millerstown exit, take W Juniata Parkway/S Market St for 0.5 miles and turn left onto Rt 17. Go 6.3 miles to signs on left. (Use 4973 Raccoon Valley Rd Millerstown as a GPS reference.)

Property Description: 112.1 Acres of wooded land in Millerstown, Perry County. Conveniently located in the Raccoon Valley, this large tract has lots of wildlife and beautiful views of the Tuscarora Mountain. A sloping terrain with maintained driving trails throughout the property benefits those looking for recreation or easily accessible hunting. This property has proven itself with consistent timber revenue with very little overhead in taxes. Various tree stands are in place throughout the property while small spring fed streams draw both wildlife and nature lovers. Nearby is the Raccoon Creek, a trout stream. Here is your chance to buy an easily accessed, well-managed, wooded property in close proximity to Harrisburg and surrounding areas, suitable for recreational/residential use. Recent perc and probe test. An adjacent 12-acre farmette to be sold immediately following the sale of subject property. 4973 Raccoon Valley Rd. Millerstown, PA. Estate of William and Nancy Sheaffer.

Open House Dates: Tue. July 2, 5:30-7:30 P.M. & Sat. July 6, 1-3 P.M. For more details or a private showing call Gerald @ 717-582-6589 or Meryl @ 717-629-6036. **Terms:** \$30,000 down payment the day of the auction. Settlement on or before September 13, 2024. 2% transfer tax to be paid by the buyer. Real Estate taxes to be prorated from settlement day. Contact us for quick, convenient financing options, including down payment and bridge loans.

Annual Property Taxes: \$180.02

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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Sellers: P. Robert & Deborah A. Wenger

