

PUBLIC REAL ESTATE AUCTION

141+/- Acres w/Cabin
Fri. August 2, 2024 @ 6:00 P.M.

9 Woods Rd. Newville, PA 17241- Cumberland County



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

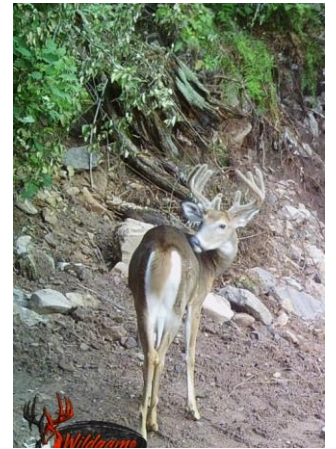


AY# 002026

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Auctioneer: J. Meryl Stoltzfus
AU#005403 Ph. 717-629-6036
Seller: Sunnyside Trails, LLC





Directions: From Rt 81, take PA-233 N for 9.4 miles and turn left onto PA-997 S. Go .4 of a mile and turn right onto Mountain Rd. Stay on Mountain Rd for 3.7 miles and turn right onto Woods Rd. Go .6 of a mile and continue straight onto Cougar Lane and follow signs to cabin.

Property Description: Sunnyside Trails is a 141+/- acre mountainside property with a cabin, a lodge and an observation cabin at the top of the mountain. The off-grid cabin features 3 bedrooms, 1 full bath, 2 loft rooms, kitchen, living room with a large fireplace, a full walk out basement and a front porch with magnificent views of the Cumberland Valley! It is outfitted with solar panels and generator, spring-fed running water, septic, and a 500-gallon propane tank. A second 2-room cabin with a wood stove and new porch could serve as a game room or hunting lodge. Drive to the top where the 8 x 16 observation cabin and campsite gives a bird's eye view of Carlisle, Shippensburg, Chambersburg and even Harrisburg on a clear day! ATV trails, 8-tree stands, established food plots, and mountain streams offer excellent hunting opportunities. Bordered by the 91,165-acre Tuscarora State Forest, this property has easy access to the Tuscarora Hiking Trail. A shale bank at the bottom supplies material for economical road maintenance. Only minutes from the I-81 or the PA Turnpike, it's conveniently located for Lancaster, Harrisburg and surrounding areas. With refreshing breezes to carry the sounds of nature, this property would make a great Airbnb or a secluded weekend retreat. Come experience the incredible views (and more) that Sunnyside Trails has to offer!

Open House Dates: Fri. July 12, 5-7 P.M. & Sat. July 20, 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 October 1, 2024. 2% transfer tax to be paid by the buyer. Real Estate taxes to be prorated from settlement day.

Bridge loans available: Call Auctioneer for details.

Annual Property Taxes: \$1,557.96

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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