

PUBLIC REAL ESTATE AUCTION

12.4 Acres w/Home
Friday Sept. 13, 2024 @ 6:30 P.M.

101 Roddy Lane, Ickesburg, PA 17037- Perry Co.



Directions: From Rt 74 intersection in Ickesburg, take the Rt 17 West. Go .3 of a mile and sight right onto Liberty Valley Rd. Go 1.1 mile and turn right onto Dobyys Rd. Go .2 mile and then a slight left onto Reisinger Rd. Go .6 of a mile and turn right onto Roddy Lane.

Property Description: 12.4 Acres with 3-bedroom home with views. This property has two parcels consisting of 2.86 and 9.54 acres and is a mix of woods, pasture and fields. Situated at the foot of the Tuscarora Mountain, it has picturesque views of the surrounding farmland of western Perry County. The house has a roomy kitchen, 2 full baths, and a huge living room with big picture windows and a wood stove. Most of the house was freshly painted and flooring is ready to finish to your personal preference. A 10 x 16 two story barn, a 12 x 70 open shed, and a concrete floor and foundation are all additional outside bonuses that can be put to various uses. A small creek runs through the woods just off the new back deck. With a little bit of TLC, you could turn this into a delightful farmette where your family can enjoy year-round panoramic scenery.

Open House Dates: Sat. Aug. 17, 11 A.M.-12 P.M. & Wed. Aug. 28, 6-7 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 November 12, 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: \$3,909.54

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: Melvin & Emma Weaver



