

PUBLIC REAL ESTATE AUCTION

14 Acres Mostly Wooded & Outbuildings
Friday August 23, 2024 @ 6:00 P.M.

807 Buckwheat Rd, Millerstown, PA 17062- Perry Co.



Directions: From Rt 17 in Ickesburg, take Rt 74 S for 1.5 miles. Turn left onto Rt 849 E and go 3 miles. Continue straight onto Buckwheat Rd and go .8 of a mile to property on right.

Property Description: 14 acres with mobile home and shop in Greenwood Township, Perry County. This lot has electric, water and sewer, but the mobile home is in need of major rehab. The 24 x 30 shop and home are both situated towards the back of this level property, which is quiet and secluded. It would make an ideal spot to build your new home and the existing utilities will give you a head start. Enjoy the trails and views that overlook a small creek. What used to be a small homestead has some overgrown fields which provide cover and food for a variety of wildlife. Less than 15 minutes from US 322 and the Juniata River, this property seems like a perfect fit for anyone interested in space and privacy for a permanent dwelling, or a private retreat. Come explore the possibilities of this country setting!

Open House Dates: Sat. July 27, 11 A.M.-12 P.M. & Sat. August 3, 3-4 P.M. For more details or a private showing call Gerald @ 717-582-6589 or Meryl @ 717-629-6036.

Terms: \$15,000 down payment the day of the auction. Settlement on or before October 22, 2024. 2% transfer tax to be paid by the buyer. Real Estate taxes to be prorated from settlement day. **Annual Property Taxes:** \$2,548.44

Bridge loans available: Call Auctioneer for details.

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: Janet Goodling Estate

Michelle L. Hartman, Administrator



