

# MULTI-PARCEL REAL ESTATE AUCTION

110+/- Acres Vacant Land • 12 Acres w/House & Outbuildings  
Sat. October 5, 2024 @ 11:00 A.M.

4416 Veterans Way, Ellittsburg, PA 17024- Perry County



**Directions:** From US 322/22 take S Market St for .5 mile and turn left onto PA-17 W. Go 12.4 miles and turn left onto PA-74 S. Follow PA-74S for 2.5 miles to signs on property.

**Property Description: Parcel 1:** This 110 +/- acre farm/recreational property in Perry County offers a unique blend of productive farmland and recreational opportunities. With approximately 45 acres of fertile, tillable land, the property is perfect for a variety of agricultural pursuits. In addition to its agricultural potential, the farm includes 60+ acres of woodland, ideal for hunting and outdoor activities. Deer and turkey are frequently spotted on the property, and an occasional bear, making it a hunter's dream. The land also features road frontage on both sides of Route 74 and over 5,000 feet of Big Buffalo Creek frontage—a stocked trout stream that adds significant value and appeal for fishing enthusiasts. Explore the scenic trails that wind through the upper woods and take in the panoramic views of the picturesque countryside. Having been in the same family for over 60 years, this farm offers a rare opportunity to own prime recreational property and productive farmland. **Annual Property Taxes:** \$580.55

**Parcel 2:** 12 acre farmette with a remodeled farmhouse and bank barn. Surrounded by shade trees, a 2700 sq. ft. brick house, built in 1873, has porches, patios, a balcony and 2 working fireplaces. The entire house was repointed and fully remodeled in 2012 and boasts original hardwoods floors and moldings throughout. New windows and AC mini splits were added as well as granite counter tops in the custom kitchen and primary bath. There are 3 bedrooms, 2.5 baths, and an attached garage. An outdoor wood furnace provides efficient heat from your own land and it has propane and oil heat as backup. Outbuildings include a large bank barn, corncrib and machinery shed and also plenty of room for your animals. A 5 acre field (no chemicals for 10+ years) could be pasture or kept as tillable. Wildlife abounds and nearby is the Buffalo Creek, a stocked trout stream and woodland for the nature lover. This property would appeal to a wide variety of uses and is in an ideal location along Rt 74; it's only 2 miles to Ickesburg and less than 30 minutes to Carlisle and US 322/22. Take advantage of this opportunity to purchase a farm in a beautiful setting in rural Perry County. **Annual Property Taxes:** \$5,259.65

**Open House Dates:** Sat. Sept. 7, 1-3 P.M. & Tue. Sept. 10, 5-7 P.M. For more details or a private showing call Gerald @ 717-582-6589 or Meryl @ 717-629-6036. **Terms:** Parcel 1 \$40,000 down payment the day of the auction. Parcel 2 \$30,000 down payment the day of the auction. Settlement on or before December 4, 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.

All information provided is deemed to be accurate but not guaranteed.

For additional pictures go to [www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) or [www.GoToAuction.com](http://www.GoToAuction.com) or [www.auctionzip.com](http://www.auctionzip.com) ID# 23383

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**Sellers:** Sue M. Binger & L. Richard Binger,  
Allison M. Binger



