

# MULTI-PARCEL REAL ESTATE AUCTION

Parcel 1: 0.41 Acre w/Dwelling & Outbuildings

Parcel 2: 47+/- Acres Vacant Land

Auction Date: Wed. October 30, 2024 @ 6:00 P.M.

111 Paradise Rd. Duncannon, PA 17020- Perry Co.



**Directions:** From US 22/322 (Clarks Ferry Bridge), take exit 849 W for 4.3 mi. to Paradise Rd on left. Go 1.2 mi. to property on left. From US 11/15, take PA 274 W for 4.4 mi. to Paradise Rd on right. Go 1.8 mi. to property on right.

## Parcel 1:

- Ranch home on a .41-acre lot
- 3 bedrooms and 2 baths
- Full basement for additional storage or living space
- 24' x 30' covered carport for convenient parking or patio space
- Small shed for extra storage
- Adjoining 47+/- acre wooded parcel (Parcel 2) also available for sale individually or as a whole

## Parcel 2:

- 47 +/- acres of wooded land bordered by Little Juniata Creek
- Trails, ridges, and hollows leading to the creek – ideal for hunters or nature enthusiasts
- Excellent recreational property or building opportunity
- Adjoining .41-acre tract with a 3-bedroom ranch home (Parcel 1) also available for sale individually or as a whole

**Additional Remarks:** This property offers a rural Perry County setting. It is close to the Susquehanna and Juniata Rivers, less than 5 minutes away is State Game Land 256, (1,254 acres), and Wagner Community Park is within walking distance, providing easy access to recreational opportunities. Centrally located in Pennsylvania, just minutes from Duncannon, a 30-minute drive to Harrisburg and 1 hour to State College, making it an ideal location for both recreation and convenience.

**Open House Dates:** Tue. October 15, 5-7 P.M. & Sat. October 19, 1-3 P.M. For more details or a private showing call Gerald @ 717-582-6589 or Meryl @ 717-629-6036. **Terms:** \$15,000 per parcel down payment the day of the auction. Settlement on or before December 30, 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.

**Estimated Annual Property Taxes:** Parcel 1: \$1,929.99 Parcel 2: \$83.77

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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