

# PUBLIC AUCTION

43.89 Acre Farm • Personal Property

Saturday October 26, 2024 @ 9:00 A.M. Real Estate @ 12:00 P.M.

280 Lower Buck Ridge Rd, Blain, PA 17006- Perry Co.



**Directions:** From I-81, take PA-74 N for 16.8 miles to PA-274 W. Turn left and go 15.8 miles. Turn left onto Lower Buck Ridge Rd and go .3 of a mile to driveway on left.

## 43.89-acre farm with house, barn, shop, and creek

- Built in 2000 with 3,300+ sq. ft. of living space
- 7 bedrooms, 2 baths, main floor laundry & custom kitchen
- Floor heating in the laundry room and bathroom
- Andersen tilt windows, DS coal stove & propane forced air heat
- Off-grid with air power supplied by a diesel air compressor
- Full walk-out basement with second kitchen
- 31x70 bank barn with 9 horse stalls, feed bin, game room and storage
- 15x15 dog kennel
- 28x40 three-bay garage/shop
- 35 acres of tillable land, currently 20 acres fenced pasture
- No chemical sprays on the land for 25+ years (ideal for organic farming)
- Shermans Creek borders the property, with deck and picnic/camping area
- Located near Tuscarora State Forest, Fowlers Hollow State Park and New Germantown Covered Bridge
- Stunning views of Big Round Top, Bowers Mt. & Conococheague Mt. with beautiful sunrise & sunset scenes

**Auctioneer Remarks:** This property is a rare find for those seeking both privacy and opportunity. The tree-lined, 900+ ft. long driveway, custom-built home, numerous outbuildings, and extensive flat, usable acreage make it an ideal location for a sustainable lifestyle. The picturesque setting along Shermans Creek offers not only practical space for farming and everyday living but also beautiful recreational opportunities. This farm provides a peaceful retreat without sacrificing functionality, making it the perfect home for raising a family or simply enjoying the best of country living.

**Open House Dates:** Tue. Oct. 1, 5-6 P.M. & Sat. Oct. 12, 1-2 P.M. For more details or a private showing call Gerald @ 717-582-6589 or Meryl @ 717-629-6036. **Terms:** \$35,000 down payment the day of the auction. Settlement on or before December 26, 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:** \$4,352.79

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

BEILER-CAMPBELL  
AUCTION SERVICES

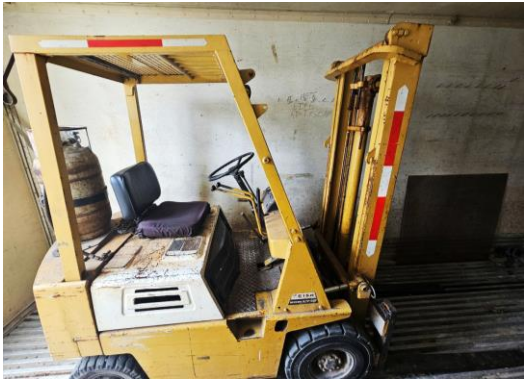


AY# 002026

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**Auctioneer:** J. Meryl Stoltzfus  
**AU#005403 Ph. 717-629-6036**  
**Sellers:** Levi & Fannie Zook





**Farm Items:** 6x8 dog kennel; 8x8 dog kennel; EZ whelping box; insulated enclosed whelping box (large dogs); pet carriers; Honda irrigation pump 75 psi; lots of 2" lay flat hose; 5- Kainbird irrigation sprinklers; air well pump; plow seats.

**Tack:** Steel 2 horse pole w/yoke; Quick hitch jog cart and harness; 1- horse size hitching harness- hames; 1- pony harness; dozens of horse bits; Oster air clippers; 3- horse size blankets; lots of electric fencing; lariat; bridles; collars; neckropes; halters; pair lines and much, much more.

**Tools:** Vectrax metal cutting bandsaw 7"x10" air power; Dayton 10h air compressor 2 stage; John Deere diesel 3 cylinder; Honda 3500 watt generator; old wooden extension ladder; lots of air and gas fittings (mostly brass); Shop Vac; 24" pedestal fan w/air motor.

**Mowers:** Commercial Woods walk-behind; 48" belt drive walk-behind w/Kawasaki engine; Husqvarna walk-behind.

**Outdoor:** '87 Winnebago RV, with title, engine runs; large family camping tent; metal camping chairs; 5 PVC chair carts; 200' string lights; volley ball string boundaries; Coleman camp stove; 3- 8' and 1- 6' Lifetime tables; shuffleboard table.

**Household & Collectibles:** 2 Maytag wringer washers w/air motors; 2 spinner washers w/air motors; 1 dishwasher; oak hutch; glider rocker; maple corner cabinet; La-Z-Boy recliner; 3 legged stool; oak framed mirror; rocker/swivel recliner; 2 queen-sized bedroom suites (1 maple and 1 oak); maple dry sink; curio cabinets; cherry bureau; early walnut bureau (Aunt Mary Speicher); rockers; large chests, bookshelves; blanket chest; propane light cabinet; 12-volt light cabinet; new Bosch mixer; Savory roasters; grape juice steamers; ironstone plates; pie carriers; 15 qt. large stainless canner; Denim Days figurines; milk glass; green Moon & Star; glassware; Norman Rockwell mug collection; Dietz #2 railroad lantern; lots of books- mostly true stories, very few novels (Bible readings).

Many more items not mentioned, possibly selling with 2 auctioneers. 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