

PUBLIC REAL ESTATE AUCTION

Historical Stone House and Outbuildings on 5 Acres

Historic Monterey Tannery Estate

Sat. November 9, 2024 @ 1:00 P.M.

5040 Back Hollow Rd, Blain, PA 17006- Perry Co.



Directions: From New Bloomfield, take PA-274 West for 18.7 miles and turn left on Manassa Rd. Go 1.9 miles and turn right on Back Hollow Rd. Go 3.6 miles to property on the left.

- **Built in 1852:** Original 3-story stone house, 5 bedrooms, spacious, restored rooms with exposed beams and hardwood floors. **2,810 sq ft.**
- **Modern conveniences:** Internet, heat & air conditioning, security system, 10.5 kw solar system.
- **26' x 30' shop** w/ finished 2nd-level office/game room, attached **17' x 30' garage & 10' x 30' carport.**
- **22' x 26' barn** w/ attached **8' x 18' shop & backup generator**
- **16' x 30' RV garage** w/ 13' high door and second 200-amp service.
- **2-car detached stone garage**
- **Sheaffer Run:** A stream running through the property with native brook trout.

Additional Remarks: The Monterey Tannery Estate is a rare find, blending over 175 years of rich history with modern living amenities. Nestled alongside Sheaffer Run and **close to Tuscarora State Forest & Fowlers Hollow State Park** (35,000+ acres), the property offers serenity and scenic beauty, perfect for anyone seeking a peaceful retreat. The historic tannery, established in 1847, became famous for selling hides in North American & European leather marketplaces. The property has been placed on the National Register of Historic Places. The extensive outbuildings provide not only ample storage, workshops, offices, or even further living spaces. This blend of documented history, functionality, peaceful setting and natural beauty makes it ideal for use as an Airbnb/short term rental, personal residence, or a seasonal escape for family and friends.

Open House Dates: Fri. Oct. 11, 5-6 P.M. & Sat. Oct. 26, 2-3 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 February 7, 2025. 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: \$3,854.25

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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