

MULTI-PARCEL REAL ESTATE AUCTION

6 Perry County Properties • 2 Homes

Auction Date: Sat. January 18, 2025 @ 11:00 A.M.

Auction Location: 9 Erly Rd. Newport, PA 17074 (The Barn at Little Buffalo)



Parcel #5



Parcel #6

Directions to Auction Location: From Rt 322/22 take Rt 34 S for 2 mi. At 4-way stop, continue straight on Market St./N 6th St at the right-hand turn. Slight left on Middle Ridge Rd, go 4.7 miles. Turn left on Cold Storage Rd. 1 mi. to auction location.

Parcel #1: 0 Newport Rd. Newport, PA 17074 14.28 acres of vacant wooded land. Strong seasonal stream, moderately sloping terrain. Very private with easy access. Perc tested. \$10,000 down payment the day of the auction. Annual R/E Taxes: \$50.00

Parcel #2: 0 Ravine Lane, Newport, PA 17074 19.3 acres of vacant wooded land. Close to Little Buffalo State Park and Holman Lake. Incredible views! Perc tested. This parcel adjoins the 2.98 acre parcel and these parcels will be offered separately and together. \$10,000 down payment the day of the auction. Annual R/E Taxes: \$50.00

Parcel #3: 0 Juniata Furnace Lane, Newport, PA 17074 2.98 acres of vacant woodland. Close to Little Buffalo State Park & Holman Lake. Perc tested. This parcel adjoins the 19.3 acre parcel and these parcels will be offered separately and together. \$5,000 down payment the day of the auction. Annual R/E Taxes: \$785.00

Parcel #4: 0 Meadow Grove Rd. Newport, PA 17074 8.27 acres of vacant wooded land. Route 322 access only. Suitable for recreational uses and timber investment. This parcel will be sold at absolute auction. \$5,000 down payment the day of the auction. Annual R/E Taxes: \$180.00

Parcel #5: 699 S. Front St. Liverpool, PA 17045 Three bedroom, two bath home on a 0.18 acre lot. Recently renovated. New landscaping is complete with river stone mulching for zero maintenance. Located across the street from the Liverpool pool and playground. 1 year home warranty included. Open House Dates: Sat. Dec. 28, 1-2 P.M. & Sat. Jan. 4, 1-2 P.M. \$15,000 down payment the day of the auction. Annual R/E Taxes: \$2,002.00

Parcel #6: 7420 Spring Rd. New Bloomfield, PA 17068 Three bedroom, one bath Cape Cod on a 0.95 acre lot. Recently renovated. Detached garage for extra parking and storage. Conveniently located just 30 minutes from Harrisburg and Carlisle. 1 year home warranty included. Open House Dates: Sat. Dec. 28, 10-11 A.M. & Sat. Jan. 4, 10-11 A.M. \$10,000 down payment the day of the auction. Annual R/E Taxes: \$2,254.00

For more details or a private showing call Gerald @ 717-582-6589 or Meryl @ 717-629-6036. **Terms:** Settlement on or before March 19, 2025. 2% transfer tax to be paid by the buyer. Real Estate taxes to be prorated from settlement day. **Live auction with online bidding available.** 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 or www.GoToAuction.com or www.auctionzip.com ID# 23383

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Sellers:

Worthy Enterprises, Inc. & Tonya Magaro



Parcel #1



Parcel #2



Parcel #2 & 3



Parcel #2 & 3



Parcel #4



Parcel #4



Parcel #1



Parcel #3