

69.8 ACRE FARM PUBLIC AUCTION

HOUSE | BARN | SHED | PERSONAL PROPERTY

PERRY COUNTY



4534 Raccoon Valley Rd. | Millerstown, PA 17062

Directions: From US 322/22 Millerstown exit, take W Juniata Parkway/S Market St for .5 miles and turn left onto PA-17 W. Go 6 miles to property on right. From PA 74 in Ickesburg, take PA-17 E for 6.8 miles to property on left

PROPERTY FEATURES

- 69.79 - Acre Farm in Scenic Raccoon Valley
- 52 +/- Acres of tillable land
- 12+/- acres of woods woodland
- Soil: Calvin-Berks shaly silt loams, Laidig channery loam
- Raccoon Creek, a stocked trout stream, in addition to a spring-fed stream
- Excellent hunting opportunities with enclosed tree stands overlooking fields
- Large bank barn for storage, livestock, or agricultural use
- 20' x 90' two-story chicken house
- 14' x 78' single-story chicken house
- 40' x 75' shed for equipment and storage
- 6-bedroom, 2-bath home farmhouse (2,960 sq. ft.)
- Attached 2-car garage with heat
- Additional outbuildings, including a summer kitchen

OPEN HOUSE

Sat. March 29, 3-5 pm &
Sat April 5, 1-3 pm
For a private tour call:
Gerald 717-582-6589
Meryl 717-629-6036

TERMS

\$70,000 down payment on the day of the auction. Settlement on or before May 30, 2025. 2% transfer tax to be paid by the buyer. Real estate taxes to be prorated from settlement day. **Annual Taxes \$5,299.00.**

Contact us for quick, convenient financing options, including down payment and bridge loans.

All information is deemed accurate but not guaranteed

**AUCTION
DATE**
Saturday,
**APRIL 19,
2025**

Personal Property
@ 10 am
Real Estate
@ 12:00 Noon

AUCTIONEER REMARKS *With approximately 52 acres of tillable land, this property offers excellent agriculture and recreational opportunities. A spring-fed creek and the Raccoon Creek, a stocked trout stream adds to the beauty and usefulness of the wooded portions. Enjoy superb hunting with 12 acres of woodland and enclosed tree stands. With land on both side of Raccoon Valley Rd, it also offers subdivision potential. Whether for farming, hunting, or relaxation, this exceptional property offers endless possibilities!*



BEILER-CAMPBELL
AUCTION SERVICES

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AUCTIONEER
J. Meryl Stoltzfus
AU#005403
Ph 717-629-6036



SELLERS
**Estate of Carol B.
Elsasser**
c/o Max McDonald



FARM EQUIPMENT

Oliver 270 manure spreader, Oliver 10' drill, Oliver 2 bottom plow, Oliver walk behind plow, unmarked walk behind plow, flatbed wagon, sickle bar mower, disc, harrow, potato plow, 250 gal fuel tank w/ handpump, Polaris 250 Trailboss R/ES ATV, parts four wheeler, 8x10 trailer w/title, Star hog feeder, chicken feeders, incubator, egg washer, nesting boxes, aluminum dog crate, jars of bird shot.

TOOLS

aluminum brake model # 1050, 6' scaffolding, IMS 6" jointer, band saw, shopvac, Black & Decker chopsaw, garden tools, gas cans, antique oil cans, Coleman oil heaters, kero heaters, Ironrite 75 ironer, wooden rake, wheat cradle, aluminum ext ladder, chain binders, chains, misc hardware and bins, magnetic sweeper, Mitee fence charger, Vise.

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LAWN & GARDEN

Cub Cadet IH 782 garden tractor 50", Cadet 1440 garden tractor 42", Huskee garden tractor w/ rear hitch 46", North Star 15 gal lawn sprayer, Atlas front tine rototiller, Cooper edger, Cambell Hausfeld pressure washer, hand seeder, water hand pump, milk cans, wooden doors, cast iron bathtub, 1/4" & 1/2" plyboard OSB, rough cut lumber, misc lumber.

FURNITURE

sofa, recliner chair, rockers, 2 mantle clocks, wall clock, end table, hall table, wardrobe, cabinets, full size bed, several hutches, dining room table, glass display case, electric hospital bed w/ remote, Norge wringer washer, Singer sewing machine.