

PUBLIC REAL ESTATE AUCTION

FARM EQUIPMENT | GUNS | TOOLS | HOUSEHOLD

PERRY COUNTY

6917 Erly Rd | Elliptsburg, PA 17024



SHORT NOTICE! REAL ESTATE ADDED

Level 1.4-Acre property with well-maintained home, 3 bedrooms, 2 bathrooms, attached 2-car garage and 2-story detached garage/shop. This property offers a great combination of home, garage space, and land.

VEHICLE & TRAILERS 2014 Dodge Journey w/ 75k miles; 94"x132" double-axle flatbed trailer w/title; 56"x 97" single-axle flatbed trailer w/title

GUNS Remington Gamemaster model 760, .270 cal; JC Higgins model 583, 16 ga; Remington Wingmaster model 870, 12 ga; Mossberg model 341 w/ scope, .22 cal; RTS revolver model 1966, .22 cal; .22 clips, 270 Win clips, gun cleaning kit, telescope 13-40 power, Maglite's, hunting knives, pocketknives, hunting licenses, OLT game call, gun cabinet, gun case, **Ammo:** .270 Win., 30-30 Win., 32 Win. Special, 38 special, .308 Win., 16 ga slug, 12 ga.

TOY CARS, TRUCKS & TRACTORS

JD 6200, Farmall Super M-TA, Massey Harris Challenger, Ford 8 N, 1934 Ford pickup wrecker, Ford Model T, Ford Model A truck, wooden stake body truck, 1955 Chevy Bel Air, penny bank truck, Ford & IH pocketknives.

FARM EQUIPMENT 1993 Ford 1520 tractor 4x4, w/ loader & belly mower 1930 hrs, 1945 Farmall H w/ hyd and 3PH, 1948 Farmall H, 1957 Farmall 350 w/ TA & loader, 1950 Ford 8N restored, Ford 8N, 1949 Ferguson TO-20, JD 2 bottom trailer plow, Dearborn 10-8 2 bottom plow, 96" 3 pt Harrow, 66" 3 pt harrow, 90" 3 pt hitch log splitter, 60' brushhog, 60" & 72" 3 pt rear scraper blades, IH front blade, 3 pt dirt scoops, 3 pt cultivator, Woodsman PTO buzz saw, 51"x96" trailer, 42"x 66" dump trailer.



Scan for more pictures and information.

All information is deemed accurate but not guaranteed

AUCTION

DATE

Saturday,

MARCH 29,

2025

@ 9:00 am

Real Estate

@ 12:00 P.M.

TOOLS Lincoln 225 Welder, Duracraft metal bandsaw, Duracraft 16 speed drill press, torch w/ cart, welding table w/ vise, large anvil, Craftsman 10" table saw, lots of shop/hand tools, too numerous to mention.

LAWN & GARDEN

1967 IH Cub Cadet 123 w/ front blade, 1967 IH Cub Cadet 102, IH Cub Cadet 100, IH Cub Cadet mower decks & attachments, 1968 Wheel Horse Raider 9, Countyline 22 Ton log splitter, Stihl BG86 leaf blower, Stihl 028 Super chainsaw, Troybilt Pony rototiller, Craftsman 5/23 track snowblower, Briggs 2800 psi pressure washer, Air dried hardwood lumber.

FURNITURE & HOUSEHOLD

2- Bedroom suites (double & single), electric hospital bed, chairs, loveseat, recliner, Whirlpool dryer, Rainbow sweeper, Cast iron #3, #5, #6, #9 skillets, and many more items.

AUCTIONEER REMARKS Estate of Ron Rice, good clean items, many more items not listed.

Online bidding option for larger items go to <https://beiler-campbell.bidwrangler.com>
Payment is cash, PA check or credit card. 4% buyer's premium with credit card purchases.



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AUCTIONEER

J. Meryl Stoltzfus

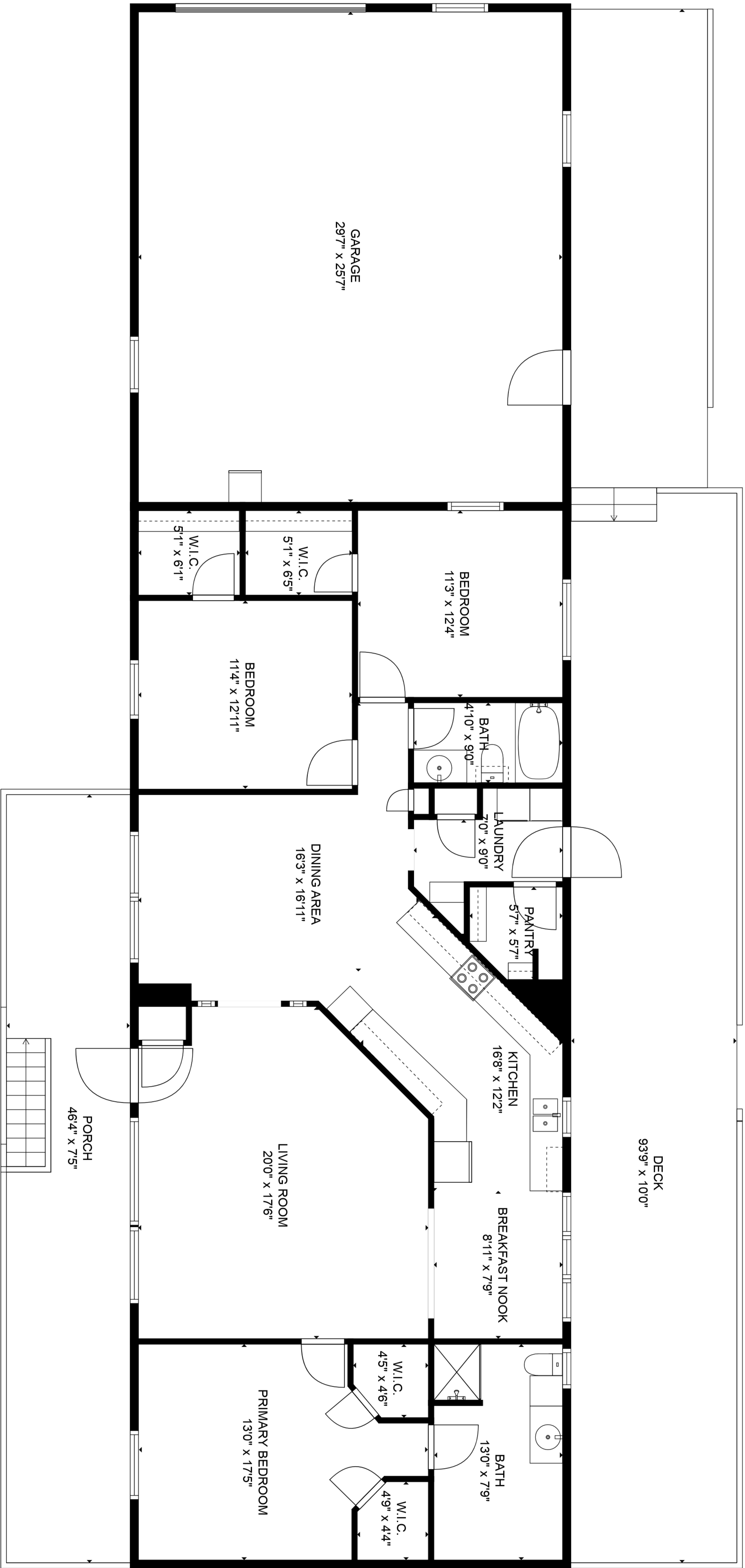
AU#005403

Ph 717-629-6036



SELLER

Ronald E. Rice
Estate

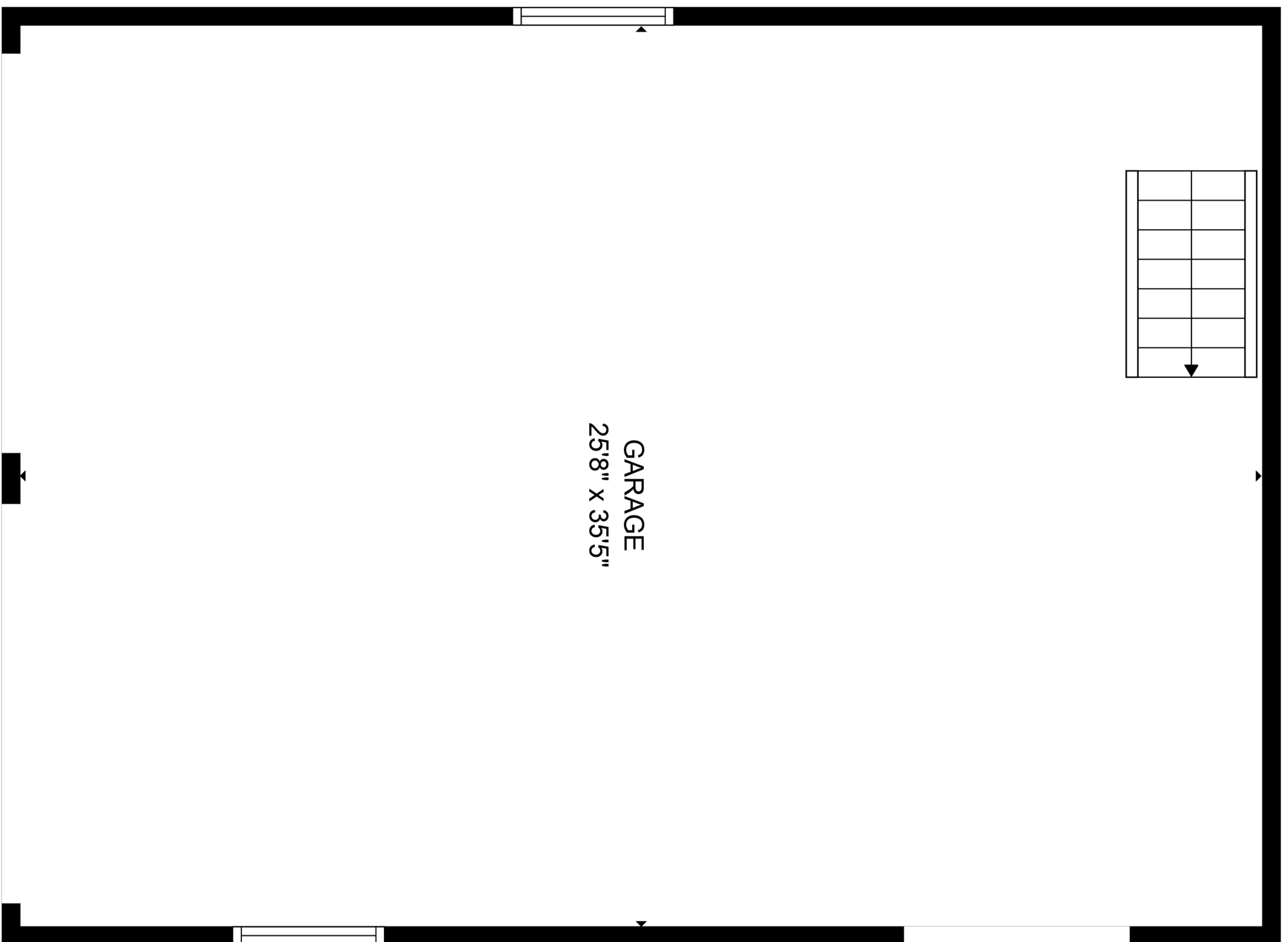


TOTAL: 1625 sq. ft

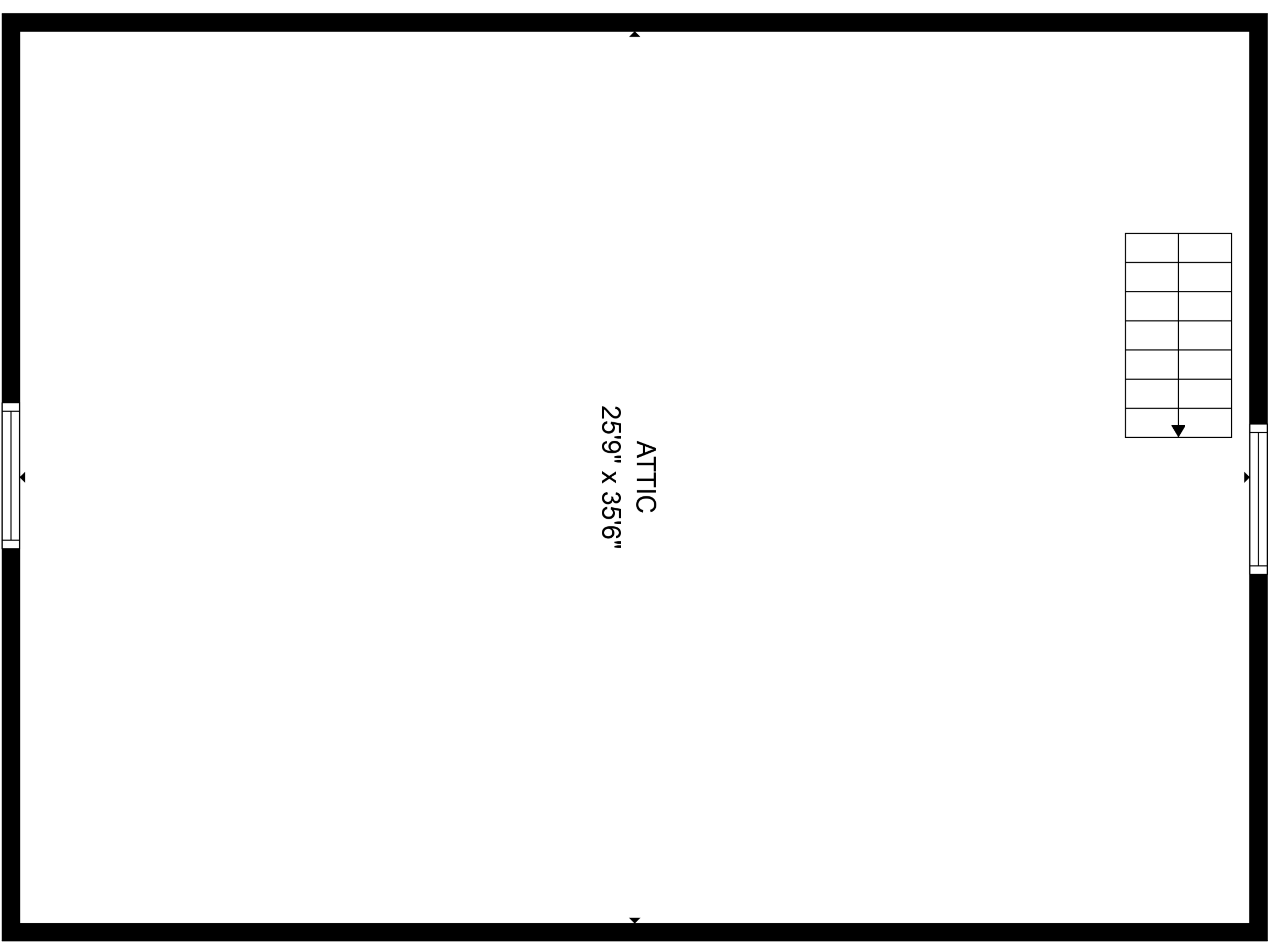
FLOOR 1: 1625 sq. ft

EXCLUDED AREAS: GARAGE: 758 sq. ft, DECK: 887 sq. ft, PORCH: 343 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



FLOOR 1



FLOOR 2



#21691
WARRANTY DEED

240 PM

4-18-1977
Printed on Plankenhorns 100% Linen Record Paper

This Deed,

MADE the 18th day of April
in the year nineteen hundred and seventy seven (1977)
BETWEEN RONALD E. RICE and ANNA MAE RICE, his wife, of Saville
Township, Perry County, Pennsylvania, Grantors

and

RONALD E. RICE and ANNA MAE RICE, his wife, of Saville
Township, Perry County, Pennsylvania, as tenants by the entireties,
Grantees

WITNESSETH, That in consideration of Natural Love and Affection -----
No ----- Dollars,
in hand paid, the receipt whereof is hereby acknowledged, the said grantor s do hereby grant
and convey to the said grantee s, their heirs and assigns,

ALL that certain tract of land situate in Saville Township, Perry
County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin at corner of lands now or formerly of
Frank Davis and other lands of James E. Rice, said iron pin being
142 feet South of the center of the State Highway; thence along
lands now or formerly of Frank Davis in a Southerly direction, a
distance of 150 feet to an iron pin; thence along same in a Westerly
direction, a distance of 150 feet to an iron pin; thence along other
lands of James E. Rice in a Northerly direction, a distance of 150
feet to an iron pin, said iron pin being 147 feet South of the
center of the State Highway; thence along other lands of James E.
Rice in an Easterly direction, a distance of 150 feet to the place
of BEGINNING.

GRANTING ALSO TO GRANTEE, his heirs and assigns, an easement and
right-of-way 30 feet in width, as the same now exists, over other
lands of Grantors, extending from the Northeastern corner of the
above described lot in a Northerly direction to the State Highway.

BEING the same property conveyed to Ronald E. Rice Grantor
herein, by deed of James E Rice, et ux, dated December 30, 1971
and recorded in Perry County Deed Book 218 at page 615.

This is a conveyance between husband and wife.

No Tax

DEED BK. 261 PAGE 232

261
232

#2088

'80 NOV 19 PM 12 07

This Deed

MADE the 18th day of November

in the year nineteen hundred and EIGHTY (1980)

BETWEEN JAMES E. RICE and BEATRICE M. RICE, his wife, of Saville Township, Perry County, Pennsylvania, Grantors

and

RONALD E. RICE and ANN M. RICE, his wife, of Saville Township, Perry County, Pennsylvania, as tenants by the entireties, Grantees

WITNESSETH, That in consideration of ONE-----

(\$1.00)-----Dollars,

in hand paid, the receipt whereof is hereby acknowledged, the said grantors do hereby grant

and convey to the said grantees, their heirs and assigns,

ALL that certain tract of land situate in Saville Township, Perry County, Pennsylvania, bounded and described as follows:

BEGINNING at a nail in the center of L. R. 50011 at corner of lands now or formerly of John Fry; thence along lands now or formerly of John Fry South 2 deg. 3 min. 20 sec. West, a distance of 146.83 feet to an iron pin; thence along other lands now or formerly of Ronald E. Rice South 85 deg. 54 min. 18 sec. West, a distance of 172.31 feet to an iron pin; thence along same South 6 deg. 15 min. 33 sec. East, a distance of 154.67 feet to an iron pin; thence along lands now or formerly of Edna Nace South 82 deg. 51 min. 22 sec. West, a distance of 43 feet to an iron pin; thence along lands now or formerly of Jack Lauver North 13 deg. 30 min. West, a distance of 125 feet to an iron pin; thence along lands now or formerly of James E. Rice North 82 deg. 45 min. East, a distance of 18.76 feet to an iron pin; thence along same North 4 deg. 51 min. 8 sec. West, a distance of 169.96 feet to a nail in the center of L. R. 50011; thence along the center line of L. R. 50011 North 83 deg. 45 min. 47 sec. East, a distance of 230.88 feet to the place of BEGINNING, containing 0.890 acre, and being Lot #4 on Plan of Lots recorded in Perry County Plan Book 18 at page 26 .

BEING a part of Tract #1 conveyed to Grantors herein by deed of Harvey W. Reisinger, et ux, dated December 27, 1962 and recorded in Perry County Deed Book 173 at page 370.

This is a conveyance from parents to son and daughter-in-law.

Affidavit Filed

AGREEMENT OF SALE

THIS AGREEMENT OF SALE IS MADE this 29th day of March, two thousand and twenty-five (2025),

BETWEEN Betty J. Radle, Executrix of the Estate of Ronald E. Rice, late of Saville Township, Perry County, Pennsylvania, hereinafter referred to as "SELLER", or Party of the First Part

AND

Buyer (Buyers) or Party of the Second Part

WITNESSETH: that the said Party of the First Part, in consideration of the covenants and agreements hereinafter contained, on the part of the said Party of the Second Part to be kept and performed, has agreed, and does hereby agree to sell and convey unto the said Party of the Second Part, his/her/their heirs and assigns,

All those certain pieces, parcels or tracts of land, situate in the Saville Township, in the County of Perry, and State of Pennsylvania, being more particularly described on that deed conveyed to Ronald E. Rice and Anna Mae Rice, his wife, by deed of Ronald E. rice and Anna Mae Rice, his wife, dated April 18, 1977, and recorded April 18, 1977, in Perry County Recorder of Deed Book 261, Page 232 and on that deed conveyed to Ronald E. Rice and Ann M. Rice, his wife, by deed of James E. Rice and Beatrice M. Rice, his wife, dated November 18, 1980, and recorded November 19, 1980, in Perry County Recorder of Deed Book 300, Page 264, attached as Exhibit "A.

for the sum of _____

DOLLARS AND NO/100 (\$ _____) to be paid as follows:

The sum of FIFTEEN THOUSAND and NO/100 (\$15,000.00) shall be paid at the time of the signing of this Agreement as a down payment in cash or PA check (which sum may be retained by the Party of the First Part, at its option, as liquidated damages, in the case of default of the said Party of the Second Part in the performance of the terms of this Agreement), the receipt of which is hereby acknowledged, and the remaining sum shall be paid at settlement.

The balance shall be paid at settlement in the form of certified funds. Settlement shall be on or before May 31, 2025.

Time is of the essence of this Agreement.

The said Party of the First Part will assume risk of loss pending settlement.

This purchase and transaction is not contingent upon financing or any other matter other than any Seller obligation as to title set forth herein; Buyer understands that a failure to complete settlement will result in a forfeiture of the down payment and other possible damages and liabilities. The down payment may also be forfeited, and additional damages may be due, if Buyer fails to perform as required herein or otherwise is in breach of the within agreement.

And upon the payment of the said sum, the said Party of the First Part will, at the Allen E. Hench Law Office, P.C or any place agreeable to both parties, make, execute and deliver to the said Party of the Second Part, a Deed for the conveying of the said premises in fee simple, free from all liens, such conveyance to contain the covenant of Special Warranty,

EXCEPT, HOWEVER, the property is, and shall be, under and subject to the following:

Existing ordinances,
Existing easements of roads or other easements of record or visible, or known,
Existing privileges or rights of public services companies, if any.
Easements, restrictions, conditions, surveys, plans, notes, matters, or other items of record, or visible, or which a competent survey would disclose.
Otherwise, the title to the herein described land shall be good and marketable or such as will be insured by any reputable title insurance company.

UNDER AND SUBJECT TO the same rights, privileges, agreements, rights-of-way, easements, conditions, exceptions, restrictions, and reservations as exist by virtue of prior recorded instruments, plans, Deeds of conveyances, or visible on ground.

And the said Party of the Second Part agrees with the said Party of the First Part, to purchase the said premises and to pay therefore the sum of:

_____ DOLLARS AND NO/100

(\$ _____), in the manner and at the times hereinbefore provided.

AND IT IS FURTHER AGREED, by and between the said parties, that possession of said premises shall be delivered to the Party of the Second Part, their heirs, or assigns, on the day of settlement until which time the Party of the First Part shall be entitled to have and receive the rents, issues and profits thereof.

The Party of the First Part agrees to transfer and convey to the said Party of the Second Part all those certain pieces, parcels or tracts of land situate in Saville Township, in the County of Perry, and State of Pennsylvania, being more particularly described as set forth on Exhibit "A".

The state realty transfer taxes and the local realty transfer taxes will be paid in full by Party of the Second Part.

The annual property taxes and any municipal charges shall be prorated as of the date of settlement.

Party of the First Part shall pay for the preparation of the deed and a settlement fee and any auctioneer commissions.

Party of the Second Part shall pay for any title search, bank fees, bank document preparation costs, all recording costs, and any and all financial fees or charges whatever. Party of the First Part shall not pay any cost of the buyer(s) for any type of financing including VA or FHA financing, or any changes, improvements, or other matters required by VA or FHA or lender.

This property is not serviced by a public sewage system and is not serviced by a public water system.

Buyer is advised that access to a public road may require issuance of a highway occupancy permit from the Department of Transportation of the Commonwealth of Pennsylvania or the appropriate municipality.

No personal property or other items except the real estate hereinbefore described is (are) included in this transaction except as follows: NONE

The property is sold "as is" and no warranties of any kind are made other than the special warranty of title, as previously mentioned.

This agreement shall not be recorded.

Formal tender of the deed is hereby waived.

The parties hereto intend to be legally bound hereby and further intend that this Agreement shall be binding upon their heirs, executors, administrators, successors and assigns of the parties hereto, and that the said Agreement shall not be assignable by any party hereto without the written consent of the other party.

All prior written or oral representations, promises, agreements are merged herein and void and of no effect if not set forth in the within.

THIS AGREEMENT CONTAINS THE WHOLE AGREEMENT BETWEEN THE SELLER AND BUYER. THERE ARE NO OTHER TERMS, OBLIGATIONS, COVENANTS, REPRESENTATIONS, STATEMENTS OR CONDITIONS, ORAL OR OTHERWISE, OF ANY KIND WHATSOEVER CONCERNING THIS EXCEPT AS CONTAINED HEREIN.

This is a contract under seal and may be enforced under 42 PA.C.S. Section 5529(B).

IN WITNESS WHEREOF, the said parties to this agreement have hereunto set their hands and seals the day and year first above written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

RONALD E. RICE ESTATE

BY: _____(SEAL)
BETTY J. RADLE, EXECUTRIX

_____ (SEAL)

_____ (SEAL)



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