

# 117.63 ACRES

# PUBLIC AUCTION

WOODED LAND W/ SMALL CABIN

PERRY COUNTY



## 00 Route 233 | Landisburg, PA 17040

Directions: From I-81, take exit 37 and take PA-233 N for 17.2 miles to property on right.

### PROPERTY FEATURES

- 117.63 Acres of Wooded Paradise
- Escape to the serenity of nature with this wooded retreat
- A small, rustic cabin sits on a level section of the land
- Beautiful views of the surrounding forest and mountains.
- Borders the Tuscarora State Forest with direct access to thousands of acres of public land
- A recent timber cruise reveals a significant volume of marketable timber
- Offers privacy, peace, and endless possibilities for outdoor recreation

### OPEN HOUSE

Sat. April 19, 3-5 pm &  
Sat. April 26, 2-4 pm  
For a private tour call:  
Gerald 717-582-6589  
Meryl 717-629-6036

## AUCTION DATE

Saturday,  
**MAY 17, 2025**  
@ 11:00 A.M.

### TERMS

\$30,000 down payment on the day of the auction. Settlement on or before July 17, 2025. 2% transfer tax to be paid by the buyer. Real estate taxes to be prorated from settlement day.

**Annual Taxes \$5,884.00.**

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

*All information is deemed accurate but not guaranteed*

**AUCTIONEER REMARKS** *Whether you're looking for a weekend getaway, hunting camp, or the ideal site to build your dream home, this property delivers. Direct access to Tuscarora State Forest for hiking, hunting, and exploring. Marketable timber offers both immediate and long-term investment potential. Don't miss this rare opportunity to own a large, forested tract with views, a cabin, and direct access to state land.*



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AUCTION SERVICES

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### AUCTIONEER

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

### SELLERS

**Daniel E. Peachey**  
**John L. Zook**

