

PUBLIC REAL ESTATE AUCTION

11.38 Acres • 3 Bedroom Custom Built Home • Perry County, Pa.
June 25, 2016, Contents @ 9:00 A.M. Real Estate @ 1:00 P. M.

222 Railroad Lane Ickesburg, Pa. 17037



Directions: From Rt. 322 at Millerstown take Rt. 17 W to Railroad Lane on the right.

Property Description: Level lot with beautiful view of Tuscarora Mountain, 11.38 acres enrolled in Clean & Green. Custom built 1996 home, PP&L certified comfort home, multi-stage Geo-thermal heat pump, very efficient. Vaulted ceiling kitchen, dining and living room. Family room and fully finished sunroom w/ vaulted ceiling. 3 bedrooms, 2.5 baths, laundry and mud room w/ large walk-in closet. Thin coat plaster and textured ceilings throughout. Office w/ 2 built-in workstations and plenty of storage. Curtains, refrigerator, washer & dryer, and 2 wall-mounted TVs included with property. Walk out basement. Oversized 3 car garage. Monitored fire and burglar alarm. 2015, 50'x90'x16' self-storage building, large enough for six 45 foot motor homes. Currently renting four bays for \$462.50 monthly income. 32' x 48' building, w/ insulated office with heat and a/c, 16' x 64' car storage barn. Water and electric for overnight RV parking. There is a 7-12" gauge railroad w/ 6200 feet of Mainline track, 6 steaming bays, 20' turntable, loading and unloading area. Plenty of room for expansion of track. Paved drive and spacious parking area.

Contents: Generac 5500 watt generator (49 hours); Grizzly metal cutting band saw; Bench band saw; Drill press; Blast cabinet; Upright 6 hp, 60 gal. Campbell Hausfeld air compressor; JD 72" belly mower deck; JD 5' snow blower, 2-stage mid PTO; JD 52" snow plow; Explorer roof rack; Several Lightning Guider sleds; Several Tonka toys; Chairs; Sofas; Book shelves; End tables; Office chairs; Dulcimer w/ case; Piano; 2 flutes; Dining room table & chairs; Queen size bed; Walnut dresser; Daybed & trundle; Bedding; Canning jars; Decorating plates; Boyd's Collection dolls; Christmas wall hanger; Collection of Chandler books (great condition); Park bench; Lots of flower planters; 6" drainage pipe; 2 goats (1- 50% Tennessee Fainter, 1- pygmy goat); 10 hay bales; Many other items too numerous to mention.

Open House: Sat. May 28, 1-4 P.M. & Mon. June 6, 5-7 P.M. Call 717-629-6036 for more information or a private showing.

Terms: Settlement on or before Aug. 24, 2016. \$25,000.00 down payment on the day of the auction. 2% transfer tax to be paid by the buyer. Real Estate taxes to be prorated from settlement day.

Annual Property Taxes: \$3223.00

Attention Realtors: 1% Broker Participation offered to Realtors with a buyer, your buyers must be preregistered, 48 hours prior to auction.

For additional pictures go to www.beiler-campbellauctions.com

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AUCTION SERVICES

www.beiler-campbellauctions.com 1-888-209-6160



Auctioneer: J. Meryl Stoltzfus
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Sellers:

Donald R. and Anita M. Sweger