

# PUBLIC AUCTION

202.89+/- Acre Steer Farm

Farm Equipment & Household Goods

Perry County

Saturday, September 27, 2014 @ 12:00 PM

432 Shanahan Lane, Loysville, PA, 17047, Saville Twp, Perry Co, West Perry School District

From Rt. 322 take Millerstown Exit into Millerstown. Take Rt. 17 West for 15.7 miles, right on Shanahan Lane.



***This gorgeous farm is situated in an ideal setting backed by woods and with a beautiful view of rolling pastures and mountains. The farm has approx. 175 acres of open/tillable land and 27 acres wooded. All 175 acres is in pasture with high tensile fence and contains a pond & stream. The 2,176 sq. ft. 2 Story House features a 32 handle Eat-in Kitchen (13 x 14) w/dishwasher & microwave; Family Room (14 x 17); Living Room (20 x 20) w/brick FP hearth & built-in cabinets; Laundry Room (9 x 12) w/9 handle Rutt Kitchen cabinets & laundry sink; and Half Bath on the main floor. Second floor has 2 staircases, one leading to a master bedroom (15 x 18) w/full bath & private balcony (7 x 24) and the second staircase leads to 2 bedrooms (10 x 13 and 12 x 13) and one full bath. Full Attic and Daylight Basement w/laundry sink, cold cellar, and outside exit. Hot water wood & oil heat; Two on site wells and septic. House also has attached oversized one car garage w/elec. opener; attached 2 car carport, and a covered front porch (7 x 24). Outbuildings Include: Frame Bank Barn (50 x 72) w/2 drive-in bays, 2 hay storage bays, lower level open stables and a Frame Addition (32 x 30) w/4 tier tobacco curing rails; Block Shop (18 x 18) w/electric; Steel sided Equipment Shed (16 x 30) w/electric; Stave Silo (16 x 50); Steel sided Run-In Shed (21 x 67) w/Farmer Boy Ag Systems, Inc. feed bin; 2 Additional Run-In Sheds (one larger, 1 smaller); Dog Kennel (12 x 20) w/14 runs, electric, and outside water hydrant; 2 Corn Cribs; and Storage Shed (10 x 12).***

***Real Estate will be sold at 12:00 PM w/personal property immediately following. Food Stand Provided.***

**Open House:** Saturday, September 6, 13, & 20 (1-3 pm) or anytime by apt. call 610-286-5183

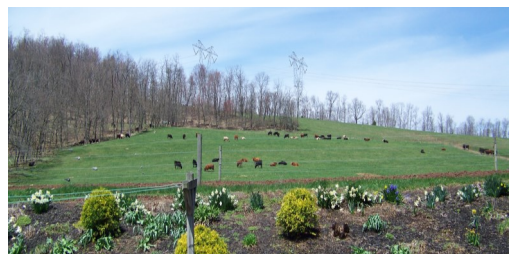
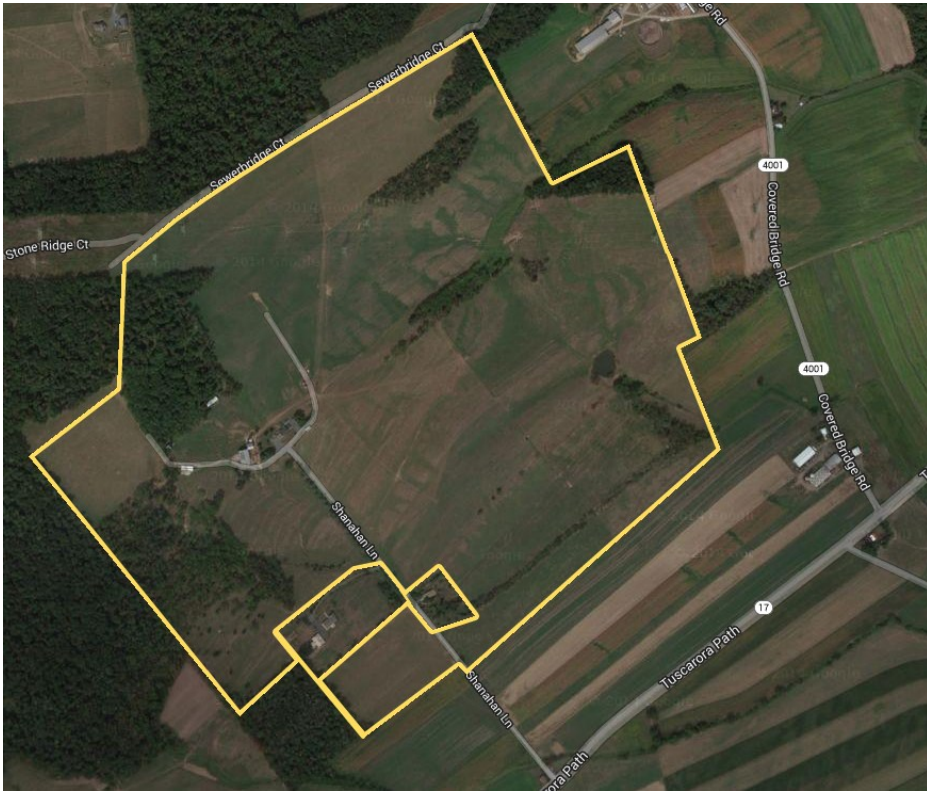
**Taxes: \$3,404** (Enrolled in Clean & Green)    **Terms:** 10% down day of sale; settlement within 60 days of sale

**Terms By:** Paul M. & Esther Mae Eberly—717-438-3055

Merle Eberly - 2417-L—Brian Oberholtzer  
Alvin Horning - C.Ivan Stoltzfus CAI

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