

164+/- ACRES

PUBLIC AUCTION

33 PARCELS | MULTI-PARCEL AUCTION

PERRY COUNTY



AUCTION DATE

Saturday,
NOVEMBER 21,
2026
@ 2:00 P.M.

397 Pine Grove Rd. | New Bloomfield, PA 17068

PROPERTY FEATURES

- Building lots from 2 up to 14.5 acres
- Perc and probe tests on every parcel
- A farm pond located on the property
- Brick farmhouse requiring renovation
- A mix of open land and wooded areas
- All parcels have their own road frontage
- Long-range views and mountain scenery
- Approximately 10 minutes to Route 322
- Approximately 30 mins. to Harrisburg
- 3 miles to Little Buffalo State Park
- 6 miles to PA State Game Lands #256
- Located 4 miles from Juniata River

OPEN HOUSE

Tue. October 27, 4-6 P.M. &
Sat. November 7, 1-3 P.M.

For a private tour call:
Gerald 717-582-6589
Meryl 717-629-6036

TERMS

Down Payment: \$10,000 per parcel on the day of the auction

Settlement: On or before January 21, 2027

Transfer Tax: 2% to be paid by the buyer.

Real Estate Taxes: Prorated from the day of settlement.

Estimated Annual Taxes: Annual Taxes Per Parcel TBD

Convenient down payment and bridge loan options.

AUCTIONEER REMARKS- 33 properties, one day! This unique offering provides opportunities to purchase small building lots, secluded wooded tracts, or open land with beautiful views. Every parcel has its own road frontage and convenient access. Parcels will be offered individually—purchase one or buy multiple adjoining parcels to create a larger holding. A beautiful farm pond and a brick farmhouse needing renovation add to the possibilities. The subdivision is approved, with perc & probe tests on each parcel, and quick settlement is available. Bring your own builder, or contact us for a list of local builders.



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AUCTION SERVICES

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All information is deemed accurate but not guaranteed.

AUCTIONEER

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SELLER

**Pine Grove Land Co.
LLC**

ATTORNEY

Scott Morrison