

# BEILER-CAMPBELL



REALTORS & APPRAISERS

FARM & LAND DIVISION

888-786-8715



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## JUNIATA COUNTY

**PRICE DROP! TUCKED INTO 10 WOODED ACRES IN THE HEART OF THE JUNIATA COUNTY IN THE WILD AREA DEVELOPMENT, THIS 3-BEDROOM, 1-BATH CABIN OFFERS A SIMPLE, PRIVATE BASE FOR YEAR-ROUND OUTDOOR RECREATION.** The setting is quiet and wooded, ideal for weekend escapes or extended stays in the country. \$179,000

## LANCASTER COUNTY

**SET ON 2.4 ACRES IN WARWICK SCHOOL DISTRICT, THIS 5-BEDROOM, 2.5-BATH TWO-STORY HOME WAS BUILT IN 2022 AND OFFERS A WELL-DESIGNED COUNTRY SETTING WITH ROOM FOR ANIMALS, GARDENING, AND A VARIETY OF AGRICULTURAL OR HOME-BASED USES.** The home features a custom kitchen, a first-floor primary suite, and three-zone radiant floor heat for year-round comfort. A full walkout basement with a second kitchen provides added flexibility for extended family living, entertaining, or additional workspace. Outdoor living is enhanced by a spacious 470-square-foot TimberTech deck overlooking the backyard and open land. \$849,000

**PRICE DROP! NESTLED ON 2.12 ACRES IN THE HEART OF THE WELSH MOUNTAIN COMMUNITY, THIS 4,655 SQ FT CUSTOM HOGAN & HERR-BUILT HOME OFFERS QUALITY CRAFTSMANSHIP AND EXCEPTIONAL INDOOR AND OUTDOOR LIVING.** The stone and stucco exterior with striking gables sets the tone for this impressive property, complete with an attached 800 sq ft garage, a detached 17' x 22' garage, a paved driveway, and a private outdoor setting. \$1,150,000

**73.31 +/- ACRE FARM WITH (6) BEDROOM, (2) BATH FARMHOUSE WITH ALL THE FEATURES AND CHARM OF YESTERYEAR!** Bank barn with finished recreational area / room with kitchen, equipment shed, silos, and lots of other outbuildings. Not in Ag preservation. Lots of possibilities. 53+/- acres are tillable! \$2,700,000

## LYCOMING COUNTY

**PRICE DROP! 85+/- ACRE LYCOMING COUNTY FARM** that is partially wooded with excellent hunting. Property has an older vacant 4-bed farmhouse that is solid, but dated, has a bank barn, a shop, silo, pond, a stream, and tillable acreage as well. This outstanding property is not far from Williamsport yet in a rural scenic location close to state game lands and has lots of trails throughout. There is a gas well on the property, but the gas rights do not convey. Property is being subdivided from a larger parcel, and any agreement will be contingent on final subdivision. \$750,000

**PRICE DROP! TWO MIXED USE PROPERTIES AND A BUSINESS BEING SOLD TOGETHER. INCREDIBLE POTENTIAL! THIS BUSINESS IS BEING SOLD TURNKEY WITH ALL EQUIPMENT NEEDED TO RESUME OPERATIONS.**

**PRICE DROP! PARCEL #1:** Includes 7 different rental areas including 2 office spaces, commercial space, garage, storage areas, grain bin, and a 2nd 2-bed apartment. \$599,000

**PARCEL #2:** Contains 2 commercial buildings totaling approximately 16,000 square feet, and a (6) 25-ton grain bins. This parcel houses the profitable business of Susquehanna Mills Co which is a small-scale seed oil expelling business started in 2006. \$5,500,000

## MIFFLIN COUNTY

**NESTLED ON 46 ACRES AND BORDERING MORE THAN 16,000 ACRES OF THE TUSCARORA STATE FOREST, THIS EXCEPTIONAL PROPERTY OFFERS IDEAL COMBINATION OF RESIDENTIAL AND RECREATIONAL LIVING!** Whether you're seeking a full-time residence, recreational getaway, or investment property this unique offering delivers excellent possibilities. Features a remodeled 3 bedroom, 2-bathroom modular home with modern updates and views of the surrounding countryside and woodlands. Outdoor enthusiasts will appreciate direct access to thousands of acres near public land, ATV trails, and hiking opportunities right from the property. For hobbyists, contractors, or equipment owners, the property features a well-equipped 29' x 38' shop built in 2012, complete with a concrete floor, heat, and elect service providing an ideal workspace year-round. \$579,000

**LOCATED IN THE HEART OF BIG VALLEY NEAR BELLEVILLE IN BEAUTIFUL MIFFLIN COUNTY, THIS ATTRACTIVE 4.2 ACRE PROPERTY OFFERS COUNTRY LIVING WITH DESIRABLE FRONTAGE ALONG KISH CREEK.** The spacious brick home features 4 bedrooms and 3 bathrooms with additional space that could easily be converted into extra bedrooms, office space, hobby rooms or guest accommodations to fit a variety of needs. The property includes a nice combination of functional improvements and outdoor amenities, including a 20'x55' livestock barn, fenced pasture area ideal for animals, a 12x20 mini barn, detached garage and paved driveway. Enjoy the beauty and tranquility of Kish Creek frontage while taking advantage of the versatile acreage and country setting. Whether you are searching for a hobby farm, small livestock property, or homestead, this property offers outstanding potential in a desirable location. \$469,000

## PERRY COUNTY

**112.1 ACRES OF WOODED LAND LOCATED IN THE RACCOON VALLEY AREA OF PERRY COUNTY.** The property features maintained driving trails throughout, making it easy to access for hunting, recreation, hiking, or ATV use. The land supports a healthy population of deer, turkey, and other wildlife, with several tree stands already in place. \$689,000

**COMING SOON! TUCKED AWAY ON A MANAGEABLE 0.23-ACRE LOT IN THE HEART OF WESTERN PERRY COUNTY RECREATION COUNTRY,** this cozy 2-bedroom cabin offers an affordable getaway near Tuscarora State Forest, Fowlers Hollow State Park, and Big Spring State Park. Whether you're looking for a hunting camp, fishing retreat, or weekend escape, this property provides easy access to thousands of acres of public land and year-round outdoor activities. \$59,000

**37.64 ACRES OF MOUNTAIN LAND WITH OVER 5,000 FEET OF DEPTH TO THE TOP OF THE RIDGE BORDERING THE REINEMAN WILDLIFE SANCTUARY.** Accessed by a 50' deeded right-of-way, this long, narrow parcel ranges from approximately 90 to 110 yards wide and offers a secluded setting for hunting, hiking, and outdoor recreation. The Tuscarora Trail cuts across the upper section of the land and provides access to miles of hiking trails. A level area midway up the mountain offers potential for a future cabin or campsite location, though no perc testing has been completed. Conveniently located just 40 minutes from Harrisburg, this property is well-suited for anyone looking for a private recreational getaway. \$224,900

**2.4-ACRE PARTIALLY WOODED BUILDING LOT IN CENTRAL PERRY COUNTY, IDEALLY LOCATED BETWEEN NEWPORT & NEW BLOOMFIELD.** The property features a mix of open field and woods, with a creek/stream running through, adding both character and a natural setting. Abundant deer signs throughout makes this an appealing spot for those who enjoy wildlife and the outdoors. Remnants of a former pond remain where a dam once stood. Country setting with views of surrounding farm fields. Bring your own builder and plans or take advantage of existing plans for a single-story home with a walkout basement. Township-approved site survey is already completed, making this property ready for your next step. \$99,000

## SCHUYLKILL COUNTY

**GREAT OPPORTUNITY TO OWN A HOME-BASED EGG FARMING OPERATION ON 10.51 ACRES IN A PEACEFUL RURAL SETTING IN SCHUYLKILL COUNTY.** The property includes a spacious four bedroom, one bath farmhouse with a large deck, covered patio and scenic pond, offering both comfort and country charm. \$2,190,000

## SNYDER COUNTY

**THIS PRIME COMMERCIAL OPPORTUNITY FEATURES APPROXIMATELY 2 ACRES OF LAND SITUATED IN A HIGH VISIBILITY HIGHWAY LOCATION ALONG ROUTE 11/15.** The property formerly operated as Dreamers Ice Cream Shop and included a small mini golf course, but its versatile layout and significant traffic exposure make it ideal for a wide variety of commercial applications with ample room for expansion. Additionally, the property includes an attached 1 bed / 1 bath apartment, offering a unique opportunity for supplemental rental income or a convenient on-site owner's suite. \$330,000

**PRICE DROP! 12+/- ACRE PIECE OF LAND IN TROXELVILLE** that has the potential for many uses. Property is level and mostly tillable, already has a fresh perc as well as electric service, and lots of road frontage. There is currently a small building that is used to sell produce. Could possibly be divided into multiple 1-Acre homesites. \$179,000

## SULLIVAN COUNTY

**OWN A DESTINATION WITH BUILT-IN INCOME AT ELK CREEK ESCAPE—NESTLED IN THE SCENIC MOUNTAIN SETTING OF HILLSGROVE,** just 31 miles from Williamsport. Tucked in a quiet valley setting in, this turnkey campground offers over 20,000 square feet of infrastructure with a wide mix of accommodations and amenities, including 27 RV sites (23 with full hookups). \$1,924,900

## Selling or Buying?

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