



BEILER-CAMPBELL

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FARM & LAND DIVISION

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AY# 002026

112.1 Acres w/ Tiny Home in Perry County

List Price: \$689,000

**New
Listing**



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. Small spring-fed streams run through the property, and access to the land crosses stocked Raccoon Creek via a bridge. Known for its trout fishing, the creek adds to the property's recreational appeal. The property also offers views of Tuscarora Mountain and has a history of generating periodic timber income while maintaining relatively low ownership costs. Recent improvements include a tiny home with well and septic that is currently used as a short-term rental and is rented most weekends, providing supplemental income. The existing improvements offer flexibility for continued rental use, a hunting camp, or a temporary residence while building. Whether you're looking for a recreational property, hunting retreat, investment tract, or future homesite, this property offers a combination of accessibility, privacy, and multiple potential uses, all within reasonable driving distance of Harrisburg and surrounding areas.



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