

# BEILER-CAMPBELL



REALTORS & APPRAISERS

FARM & LAND DIVISION

888-786-8715



www.beiler-campbellfarms.com

## LANCASTER COUNTY

**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

**JOIN THE GROWTH AT THE BUCK! JOIN STARBUCKS, TRACTOR SUPPLY, DOLLAR GENERAL, GROCERY STORES, AND CAFES!** This 8+ acre commercial ground is the last large commercial land piece at this highly desirable location. 1100' Road Frontage near intersection of 272+372. This property will be subdivided off larger parcel. Taxes to be determined after subdivision. Intersection of 272+372 sees an average daily vehicle county of 17,000 + cars per day including a lot of truck traffic! \$1,499,000

## 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. \$629,000

**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

**18 +/- ROLLING ACRES WITH GREAT VIEWS IN COGAN STATION.** Land is mostly all tillable. Potential for a very nice homesite. Property is being sold pending subdivision. Property taxes will be adjusted after the subdivision is completed. Gas rights do not convey but they can be purchased. \$265,000

## MIFFLIN COUNTY

**APPROVED BUILDING LOT OUTSIDE OF LEWISTOWN WITH ACCESS TO PUBLIC SEWER.** New buyer would need to drill well. Approved building plans and permit by current seller. Permit and plans available for buyers to review. \$35,000

## NORTHUMBERLAND COUNTY

**EXPERIENCE EFFORTLESS, LOW MAINTENANCE ONE-STORY LIVING IN THIS CHARMING BRICK RANCH, PERFECTLY POSITIONED IN THE SOUGHT AFTER DELAWARE HEIGHTS NEIGHBORHOOD AND DESIRABLE WARRIOR RUN SCHOOL DISTRICT.** This inviting property offers two bedrooms, a full bath, a main floor laundry room, an eat-in kitchen, and an attached two car garage for your convenience. Nestled back from the road, the home sits on a generous half acre lot with a spacious screened in porch ideal for relaxing or entertaining. Proudly maintained for 20 years, this residence reflects true pride of ownership. The expansive, unfinished basement offers abundant storage or the opportunity to create additional living space. \$279,000

**20 +/- ACRE ROLLING PARCEL IN SCENIC LOCATION OUTSIDE OF MONTANDON.** Borders Cillisquareque Creek. Very convenient to Lewisburg, Milton and Danville. Small area by creek is flood zone AE, but rest is zone X. \$289,000

## PERRY COUNTY

**COMING SOON! THIS 1,902 SQ FT RANCH HOME ON 1.69 ACRES OFFERS COUNTRY LIVING WITH ROOM TO SPREAD OUT AND VIEWS THAT MAKE A LASTING IMPRESSION.** The home features 4 bedrooms and 2 baths, with a full Superior Walls precast concrete basement that provides excellent storage and includes potential for a 5th bedroom or additional finished living space. Geothermal heating and cooling help keep utility costs economical, while solid wood flooring throughout most of the home adds warmth and character. Set against a large woodlot, this property offers a peaceful rural setting where deer and turkey are a familiar sight. The scenic views from the front porch are sure to wow anyone who visits, creating the perfect place to relax and take in the surroundings. A 28' x 40' detached 3-car garage is a valuable addition, offering plenty of room for vehicles, equipment, hobbies, or storage. Conveniently located just 20 minutes from Carlisle and 30 minutes to Harrisburg for those who want a shorter commute. \$390,000

**THIS 2-STORY TOWNHOME OFFERS 1,348 SQ FT OF LIVING SPACE AND HAS NEW PAINT, FLOORING, AND MINI-SPLITS,** making it a solid option for a rental property or a buyer looking for a low-maintenance home with improvements already completed. The home features energy efficient AC with a practical layout, a screened-in back porch, and a backyard that adds outdoor space for tenants or occupants to enjoy. A detached garage provides off-street parking or additional storage, an attractive feature for renters. Located in Newport with easy access to US-322/22, the property offers quick commuting to Harrisburg, Lewistown, and surrounding areas. With its convenient location and recent updates, it makes a great option for an investor or owner-occupant. \$177,000

## SNYDER COUNTY

**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

## WYOMING COUNTY

**PRICE DROP! 395 +/- ACRE RIVERFRONT FARM** consisting of 315 +/- tillable acres and 80 +/- acres of native woodland. A group of cattle barns, feed storage, silos, and a farm manager's residence are also on the property. The site was built to house a reproductive technology business for cattle genetics, but it is not currently in use. Property has 8 bull barns similar to a dairy or indoor monoslope cattle barns and have concrete floors with individual pens with heavy duty steel pen dividers. Other buildings include a shop with office and bathrooms, 2 hoop barns for hay and shavings, a machinery shed, 3 (24'x68') poured silos, 2 (30'x80') silos, a feed room, calf barn, storage shed, 3 smaller barns, and a 3-bed, 1.5 bath house. Excellent hunting with lots of deer, turkey, and bear. A very secluded setting with mostly flat topography. \$2,900,000

**Selling or Buying?**

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