

LAND AUCTION



43.1 AC± | 1 TRACT | CUMBERLAND CO, PA

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 10/18/25 **AUCTION TIME:** 11 AM ET

AUCTION HELD AT: ON-SITE, 3171 RITNER HIGHWAY, NEWVILLE, PA 17241

PROPERTY PREVIEW: 10/11 | 10 AM-12 PM & 10/16 | 5 PM-7 PM

AT 3171 RITNER HIGHWAY, NEWVILLE, PA 17241

Set in the Cumberland Valley, this 43.1± acre working farm features a timber frame lodge-style home surrounded by natural beauty, hunting ground, and agricultural improvements. Currently operated as both a tree farming business and a homestead, the property balances rustic character with practical functionality for long-term living, recreation, and investment.

Approached by a winding lane under mature trees, the home is tucked into a shaded setting. A flagstone path leads to the front porch framed by an iron railing. Inside, walnut beams line the foyer and set the tone for craftsmanship throughout. The living room has updated carpet and paint, offering a warm welcome. The kitchen was recently remodeled with durable quartersawn white oak flooring, new countertops, and custom cabinetry built from quartersawn white oak. The rich red-brown tones of the wood provide both beauty and resilience.

The main level also includes a convenient bath with a shower, a home office with walnut built-ins, a bright laundry room, and a mudroom trimmed with authentic barnwood. Upstairs, the primary bedroom is joined by two more bedrooms with walk-in closets and a full bath. The tall foyer ceiling allows light to flood the upper level, creating an airy, open feel.

The third-floor loft has been finished as a large bedroom and lounge with gable ceilings, four windows overlooking the woods, and smart storage tucked into the sides. A partial wall separates the sleeping and living areas, giving flexibility for use.

The lower level adds even more functionality. It includes a bedroom, bathroom, cold storage, hobby room, and a second kitchen complete with a propane stove, sink, and refrigerator. A walkout doorway connects directly to the side yard. Brand new mini-split systems throughout the home provide efficient year-round comfort.

Outdoor areas are designed for both fun and relaxation. A picnic area with benches and a fire ring sits behind the house, ideal for hosting or simply enjoying the outdoors. A professionally installed zipline stretches from ridge to hillside and back again, carefully constructed for safety. Children will also find three playhouses placed around the property.

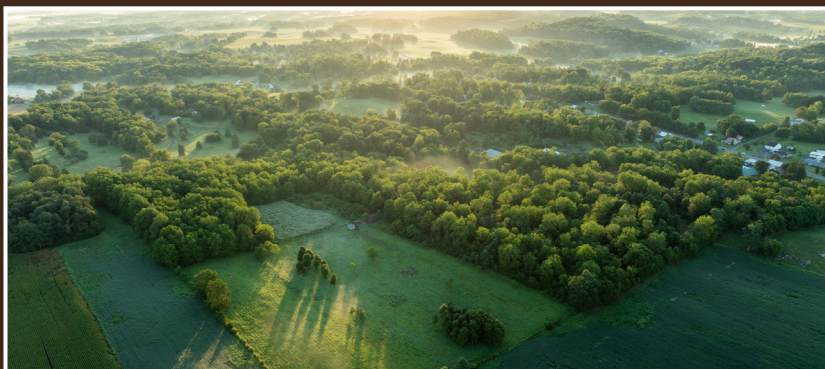
The acreage balances farming and wildlife. Mature oak and hickory trees provide shade and habitat for deer and turkey. Three food plots are in place, including one with a hunting blind and another with a stand where the owner harvested a 130-inch class whitetail buck. Apple and pear plantings add food diversity, and a watering hole ensures steady game movement.

For farming, a post-and-beam bank barn features a chicken coop upstairs and pens with milking stalls below. The front pasture adjoins the barn, while a rear pasture with a barn shelter and corral is suitable for horses or cattle. A large shop accommodates equipment, and a greenhouse supports early planting. Additional resources include a garden, a tea patch, berry bushes, and a grove of sugar maples mature enough for syrup tapping.

The landscape also holds rare and unusual plantings, including Chinese hemlock and dove tree, all tagged and inventoried. Managed black walnut trees contribute long-term timber value. Three wells provide water—one for the home, one for irrigation, and a backup supply.

Minutes from Interstate 81, the property offers convenient access to Harrisburg, Carlisle, and surrounding towns while maintaining the privacy and resources of a rural retreat. Whether used for farming, homesteading, hunting, or as a rural residence, this property blends craftsmanship, quality wood finishes, and natural character into a complete package.

Taxes:	\$6591
Lease Status:	No leases
Possession:	At closing
Survey Needed?:	No survey needed
Brief Legal:	LOT 4 PB 69 PG 93. PID 46-09-0519-005 Cumberland Co, PA 43.1± acres
PIDs:	3171 Ritner Hwy, Newville, PA 17241
Lat/Lon:	40.14964, -77.35791
Zip Code:	17241



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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Ranch & Farm Auctions, LLC, Lic AY002498 | Broker, Jack John Brown, Lic RM424902 | Monte W Lowderman, Auctioneer, Lic AU005417 | Dustin Prievo, Land Specialist for Whitetail Properties Real Estate, LLC, 717.659.0777 | Kollin Henneman, Land Specialist for Whitetail Properties Real Estate, LLC, 717.440.2004



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