

PUBLIC Auction

**SATURDAY EVENING,
AUGUST 7 AT 5:00 PM**

**2 HOMES WITH
PENNS CREEK
FRONTAGE**

**2415 & 2425
WILDWOOD ROAD,
MIFFLINBURG, PA**



Turn West off SR 104 onto Wildwood Road to 2415 & 2425 Wildwood Road, Mifflinburg, Limestone Twp. Union Co. PA

2425 WILDWOOD ROAD: A Recently Renovated 2 Story 3 Bedroom Home. Kitchen w/New Cabinets & Dishwasher. Leading onto an Open 2 Tier Wooden Deck w/a Peaceful Serene View Overlooking the Penns Creek. Dining Rm. Living Rm., Lg. Family Rm. w/Cozy Propane Heater & Accenting Brick Wall, Bath. Laundry Rm. Additional Heated Room in Lower Level (used as Office, Man Cave) & Concrete Storage Room. Refinished Hardwood Floors, New Carpet & Vinyl Flooring Throughout. New Roof, Baseboard Heat, Plumbing, Propane Heater, Replacement Windows & Entry Doors. Electric Heat. Large Picnic Area for Family Gatherings. New Meter Box. Macadam Parking Area. Carport.

2415 WILDWOOD ROAD: A 1 Bedroom Ranch Style Home. Kitchen. Living & Family Room, Bath, Carpet. Electric Heat. New Meter Box. Attached One Car Garage & Shed.

Each Home has its own Electrical Service. Both Homes have Plenty of Parking. **New Septic & Well** and a Large Lot with Access to the Penns Creek for a Variety of Recreational Opportunities. **Imagine the Possibilities for the Outdoor Enthusiasts, Fishermen or Real Estate Investors.** Great Property for In-Law Quarters. For Inspection Call 570-837-0495 or 570-966-2512. **Taxes:** \$1,884.39.

TERMS: \$10,000. Down, Balance within 60 Days. No Buyers Premium. Prospective Buyers may Conduct Property Testing at their Own Expense Prior to Sale Day.

AUCTIONEER'S NOTE: These Homes will be Sold Together and are **Not in the Flood Zone.**

HESS'S
AUCTIONEERING

Owner: Susie Herman

Auctioneer: Lori Hess Lauver, AU-002854-L, 570-966-2512



**Owners & Auctioneers Not Responsible for Accidents
All Verbal Information Day of Auction Takes Precedence Over Written Advertisement**