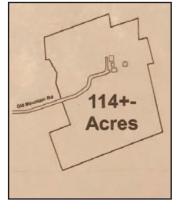


## 114 ACRES OF WOOD & FARM LAND

A Remodeled & Well Maintained 2 Story Vinyl Sided 5 Bedroom Log Farmhouse nestled among farm fields and Mountain Side. This Farmhouse features exposed Boards with Chink, Large Eat-In Kitchen with Cherry Cupboards & Granite Countertops, Selling with Appliances; Tastefully Renovated 24' X 28' Living/Family Room with Natural Wooden Walls & Cathedral Ceiling. This Spacious Room provides Plenty of Natural Light with a view of the outdoor





serenity setting. Florida Room accenting Sky Lights that leads onto a Rear Cement Patio with a Stone Wall to relax and enjoy the Abundant Wildlife; 18' X 20' Master Bedroom; 2 Baths; Home Office, Carpeted Throughout, Front Sitting Porch; Replacement Windows, Electric &

Propane Heat, Spring Fed Well with 1000-gallon Fiberglass Tank, Septic, Bank Barn with Electric & Frost-Free Hydrant, Agricultural Related Buildings, Spring Fed Pond, Apple Orchard, Well Kept Road throughout the Property leads to a Picturesque Panoramic View of Penns Valley. Zoned Forest Conservation. Conveniently located between Lewisburg and State College, this is a great location for anyone wanting to leave the hubbub of the city. Approx. 30 acres of Open Land & 80 acres of Woodland providing ample Recreational & Hunting opportunities. **An Outstanding Outdoor Venue for Large Family Gatherings.** Taxes: \$4,355. To Schedule a Showing of this Farm Call 814-349-5645 or 570-966-2512.

**TERMS:** \$25,000. down, balance within 60 days. No Buyers Premium. Prospective Buyers may conduct various property testings at their own expense prior to sale day.

## **Steve Beattie, Owner**



Attorney: James Bryant, 814-349-5666

Auctioneers: Lori Hess Lauver, AU-002854-L, 570-966-2512 & Daniel King, AA-019500-L

Complete Listings & Photo's Available at auctionzip.com ID# 2399 or GoToAuction.com ID#4215

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