

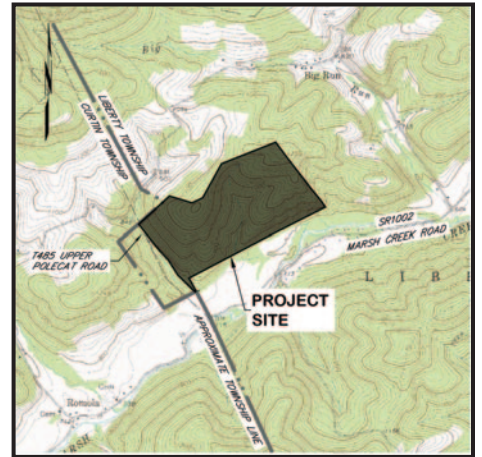
PUBLIC Auction

MONDAY, AUGUST 07
at 6:00 PM

Near Blanchard, Turn off SR 150 - N. Eagle Valley Road onto Marsh Creek Road. Turn Right onto Upper Pole Cat Road, to the first Gated Private Lane on the Right, Upper Pole Cat Road, Howard, Liberty Township, Centre County, PA

183 ACRES OF CENTRE CO. WOODLAND

If you are looking for Hunting & Outdoor Recreational Land or just a Real Estate Investment, here is your Chance! This Property Offers several areas to build a Secluded Getaway with fantastic views of the Marsh Creek Valley. A Well Managed Wildlife Habitat with Several Food Plots and an Improved Gated Roadway Through the Property. Imagine the Possibilities! Conveniently Located within 30 Minutes of Lock Haven and State College Attractions, including the Penn State Main Campus. Within 5 minutes of local Amenities of Sayers Dam Beach (Howard Dam) and the Bald Eagle State Park. Professionally Select Cut Timbered & Surveyed with a very Good Stand of Hardwood for Future Harvesting. Sprayed for Gypsy Moth in 2022 & 2023. Clean & Green. Parcel #04-003-005. Oil, Gas, Coal and Other Subsurface Rights do not Convey with the Property. Taxes: \$221.13. ***Ideally Located in a Secluded Area with a Variety of Wildlife Habitat, this is a Great Recreational Area for Outdoor Enthusiasts. Do not Miss this Opportunity!*** To Schedule a Tour of this Property Call 814-299-1013. **TERMS:** \$25,000 down, balance within 60 days.



HESS'S
AUCTIONEERING

Attorney: Miller, Kistler & Campbell, 814-234-1500
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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