

PUBLIC Auction

**Monday, September 14
at 6:00 pm**



From Mifflinburg, take Forest Hill Road to the village of Forest Hill. Turn Right onto SR 192, then Left onto Col. John Kelly Road to 9270 Col. John Kelly Rd., Mifflinburg, Union Co., West Buffalo Twp., PA.

100+/- ACRE UNION COUNTY FARM

Whereon is situated a 2 Story/Vinyl Sided **6 Bedroom Farm House**. Eat-In Kitchen. Living Room. Newly Renovated Accessible 1st Floor Bathroom. Sewing Area. Pleasant/Quiet Glass Window Enclosed Porch with a View of the Farm. Attached Cemented Floor Open Picnic Area. Landscaped Large Yard for Leisure Outings. Replacement Windows 1st Floor. New Roof. Oil Baseboard Heat. Well. Standard Septic. Cemented Basement. Bank Barn w/Partially Cemented Barnyard and Attached 3 Bay Pole Shed. 24' x 28' Metal 2 Car Garage w/Cement Floor. New 28' x 32' Metal Implement Shed. High Tensile Fenced in Pasture. **Very Secluded Property w/a Picturesque Approach to the 100 Acre Farm Situated in Rural West Buffalo Twp., with a Backdrop of Buffalo Mountain.** Approx. 60 Acres Currently Tillable. Remainder Pasture & Woods. Road Frontage on Gast Road. Clean/Green. Mifflinburg School District. Taxes: \$1,800.00.

Don't Miss Out on a Great Opportunity to purchase this productive Union County Farm!

For Showing Call: 570-966-0291 or 570-966-1478 or contact auctioneer.

Terms: \$25,000 Down * Balance within 60 days * No Buyers Premium

Prospective Buyers may conduct property testings prior to sale at their own expense.



Anna E. Hartman Irrevocable Grantor Trust

HESS'S
AUCTIONEERING

Attorney: Kron Law Firm, 570-523-7845

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

Owners & Auctioneers Not Responsible for Accidents

All Verbal Information Day of Auction Takes Precedence
Over Written Advertisement

