

JUNIATA COUNTY LAND AUCTION

Saturday October 23 @ 11:00

236 Acres of Prime Recreation Woodland
Adjacent to PA State Forest • Timber Value
Rt 35 Road Frontage

14407 Rt 35 South Mifflin PA 17058 - Juniata County



Directions: From Rt 322 W take the Mifflintown exit & turn left onto Rt 35 S. Follow Rt 35 S through Mifflintown & proceed approximately 10 miles to the property on your right. Watch for auction signs.

Beautiful 236 acre tract of prime recreational woodland located in Juniata County. This tract is adjacent to PA State Forest & has road frontage along Rt 35. This property was last timbered 10 years ago and has a nice stand of young hardwood timber coming on with species including, Red Oak, White Oak, Black Oak, Chestnut Oak, Poplar, and Birch. Property lays at the foot of the Shade Mountain & the terrain is mostly level with slight slope. This is a great opportunity to buy a large parcel of woodland for hunting & other recreational uses or has potential to build your home or cabin on it. No deed restrictions. New buyer will have immediate access for hunting season this year. Located only 10 miles from Mifflintown & Rt 322. Approximately 1 hour to Harrisburg & State College. 1 hour & 30 minutes to Lancaster.

Annual Taxes: \$1,201.89

Open House Dates: Saturday October 2 from 10-12
Tuesday October 5 from 4-6

For more information or a private showing contact Jake Yoder @ 717-513-5386

Terms: \$50,000 deposit day of auction. Buyer pays 2% transfer tax. Settlement 60 days or before.

For additional pictures go to www.beiler-campbellauctions.com or www.GoToAuction.com or www.auctionzip.com

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AUCTION SERVICES



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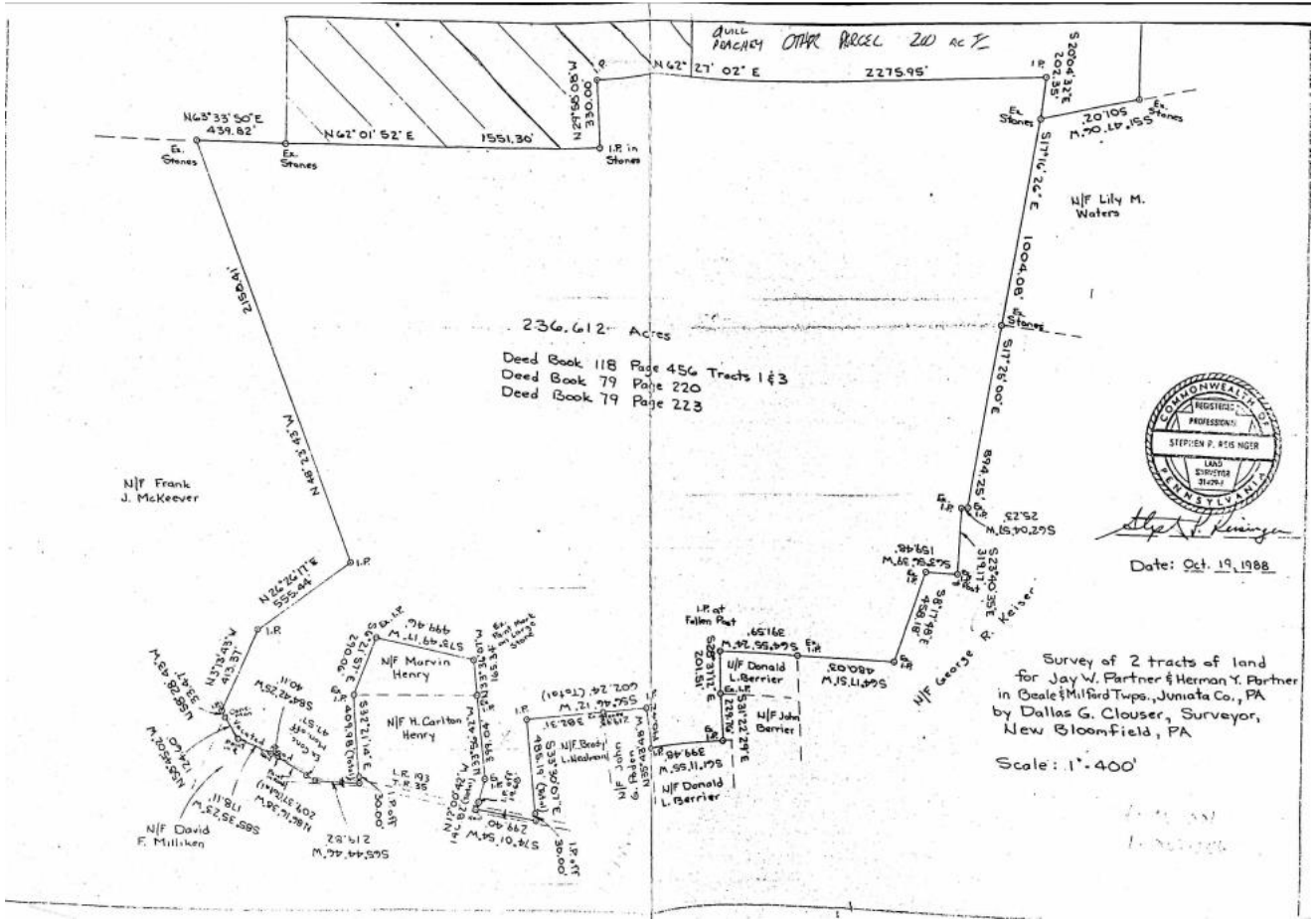
Auctioneer: Jake Yoder AU#005851

(717)-513-5386

Attorney: Seth Mosebey

(717)-535-2100





For more information, pictures and forms go to: www.beiler-campbellauctions.com or www.auctionzip.com or www.GoToAuction.com

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