

PUBLIC REAL ESTATE AUCTION

221 +/- ACRE FARM/RECREATIONAL PROPERTY

2 Story Farmhouse • 48'x48' Pole Barn • 48'x96' Bank Barn
Saturday, July 27, 2019 @ 11:00 A.M.

3466 Breezy Point Rd., McConnellsburg, PA 17233- Fulton County



Directions: Take PA Turnpike Exit 180 (Rt. 522). Take Rt. 522 S. approx. 2.7 miles, turn right onto Breezy Point Rd. In 2 miles the property is on your left.

Property Description: 221 +/- acre farm. 156 acres tillable of which approx. 120 acres are fenced paddocks. Approx. 60 acres wooded. 2 ponds. Currently is a working beef/sheep/horse farm. Improvements include; 48' x 96' bank barn with attached heated office area; 48' x 48' pole barn for cattle/hay storage; 3 stall horse barn; shop/corn crib; and large pole building used to house beef cattle. Property has two wells with water service to many of the livestock paddocks. **Remodeled 2-story farmhouse:** 3 bedroom 1 ½ bath; hardwood floors; central AC; vinyl siding; metal roof; large deck overlooking the farm.

Open House Dates: Thur. June 13, 2019, 4-7 p.m., Thur. June 20, 2019, 4-7 p.m., Sat. June 15, 2019, 1-4 p.m. and Sat. June 22, 2019, 1-4 p.m. Call Meryl at 717-629-6036 or Christ at 717-371-1915 for more details or a private showing.

Annual Property Taxes: \$5,697

Terms: Settlement on or before October 25, 2019. \$60,000.00 down payment on the day of auction. 2% transfer tax to be paid by the buyer. Real estate taxes to be prorated from settlement day.

Attention Realtors: 1% Broker Participation offered to Realtors who pre-register their buyers and who become successful bidder day of auction. Pre-registration forms & additional pictures are available on-line.

Auctioneers' Notes: This is an attractive setting that could continue as a functional farm and/or could be turned into a dream recreational/hunting property. Any hunter would appreciate the abundant deer and wild turkey that reside on the farm. The farm offers suitable housing, grazing, and handling for various livestock. This property also includes crop land for your feed needs. The buildings have been improved and well cared for.

For additional pictures go to:

www.beiler-campbellauctions.com or www.GoToAuction.com or www.auctionzip.com ID# 23383

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AUCTION SERVICES



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Auctioneers:

J. Meryl Stoltzfus (717) 629-6036 AU#005403

Christ Taylor (717) 371-1915 AU#005421

Sellers: James & Joanne Evans





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