## **SNYDER COUNTY LAND AUCTION** 26.95 Acres • 3 Parcels • Rt 35 Road Frontage Woodland • Tillable • Building sites Saturday October 15, 2022 @11:00

## 00 Rt 35, Freeburg, PA 17827

Directions: From Mt Pleasant Mills take Rt 35 N. In 3.5 mi the property will be on the left.

**Property Description:** Attractive 26.95 acres of land located along Rt 35 close to Freeburg in Snyder County. Very nice combination of tillable land & woodland. Property will be offered as 3 individual tracts & as the entirety.

Lot #1. (Per survey)

This tract consists of 22.71 acres with Approx. 10 acres tillable & 12 acres wooded. Borders Susquehecka Creek. Private setting & has nice views! Perc tested for sandmound system.

Lot #4. (Per survey)

This tract consists of 2.10 acres with road frontage along Rt 35. Almost all tillable land. Perc tested for sandmound system.

Lot #5. (Per survey)

This tract consists of 2.14 acres with frontage along Rt 35. Mostly tillable land. Perc tested for sandmound system.

**Open House Date:** Saturday September 24 from 1:00-3:00

**Terms:** \$10,000 deposit on lot 4 & 5. \$20,000 deposit on lot 1. Settlement 60 days or before. Buyer pays 2% transfer tax.

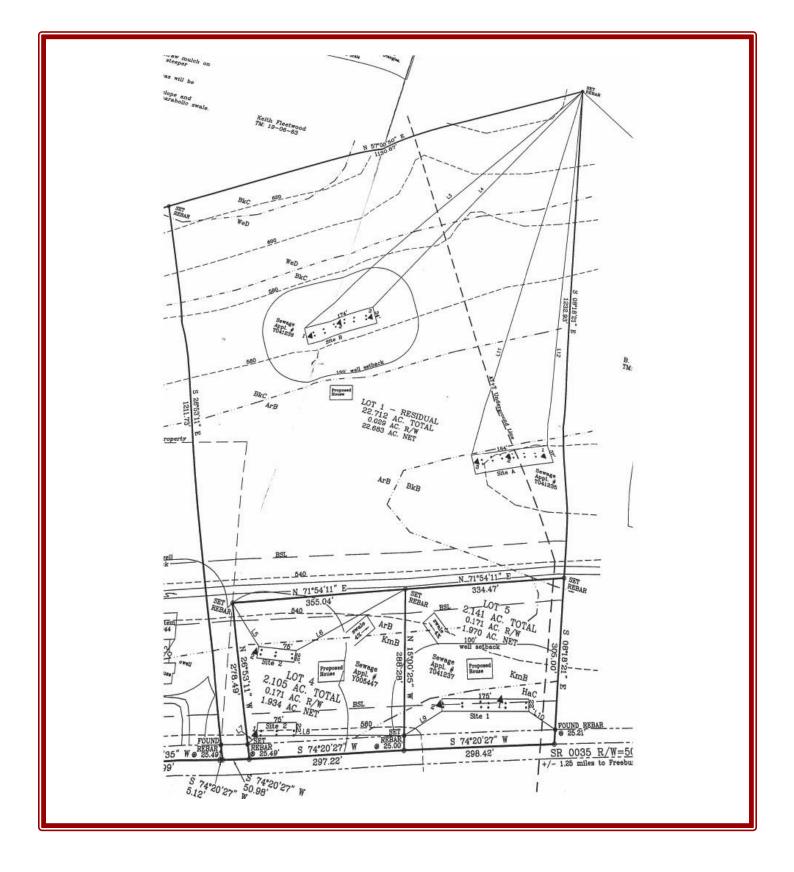
## Annual Property Taxes: \$575.39

For additional pictures go to <u>www.beiler-campbellauctions.com</u> or <u>www.GoToAuction.com</u> or <u>www.auctionzip.com</u>



Auctioneer: Jake Yoder AU #005851 Ph. (717)-513-5386 Attorney: Bob Cravitz Ph. (570)-374-5070 Sellers: Lawrence & Katherine Smith





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

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