

ONLINE REAL ESTATE AUCTION

5.02 Acres with 4 Bedroom, 3 Bath Home
Auction Ends Wed. November 2 @ 1:00 P.M.

332 Bear Valley Rd., Fort Loudon, PA 17224- Franklin County



Directions: From I-76 (PA Turnpike) take exit 189 for PA-75. In 0.8 mi. turn right on PA-75 S. In 14 mi. turn left on Main St. In 1 mi. turn left on Bear Valley Rd. In 0.5 mi. the property is on the right.

Property Description: 2017 Cape Cod home on mostly wooded 5.02 acres. Very well built and well kept, 4 bedroom, 3 bath house. Located at the foot of Jordan's Knob and in close proximity to State Game Land 235 & Little Mountain. Easy access to I-76 & 81. Private water, public sewer. The home currently has 2,700 finished sq. ft., area, but could easily be converted to 4,000 sq. ft. of finished area. Features a daylight basement with Superior walls, (a portion of it is finished), a professional sound/recording studio with independent walls, floor & 16' ceiling. The kitchen has custom made Cherry cabinets. White Oak hardwood floors throughout. Delightfully simple & attractive home, with a cozy atmosphere, yet well designed for hosting friends and family. The wooded area has mature timber. Abundant wildlife. The back field has a perfect spot for a pond if you so desire!

Reason for selling: Due to a job opportunity, owners are relocating to another state.

Open House Dates: Sat. October 8, 10 A.M. & Tue. October 25, 1 P.M. For more details or a private showing call Meryl @ 717-629-6036.

Terms: Auction closes Wed. November 2 @ 1:00 P.M. Settlement on or before December 20, 2022.

\$10,000.00 down payment on the day of the auction. 2% transfer tax to be paid by the buyer. Real Estate taxes to be prorated from settlement day. **10% buyer's premium.**

Annual Property Taxes: \$4,974.66

Attention Realtors: 2% Broker Participation offered to Realtors with a buyer, your buyers must be preregistered.



For additional pictures go to www.beiler-campbellauctions.com or www.GoToAuction.com ID# 5020 or www.auctionzip.com ID# 23383.

For online bidding go to www.MountainValleyAuctions.com

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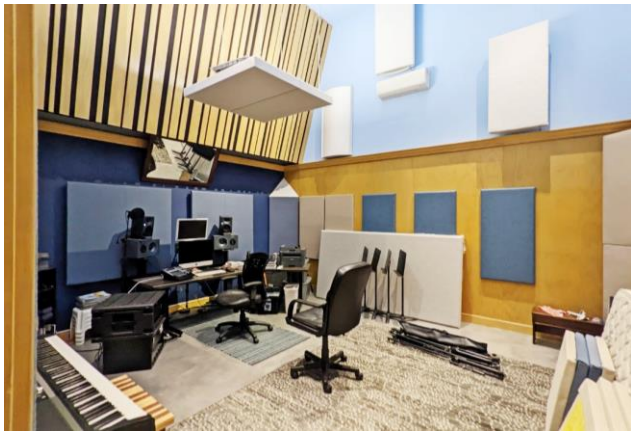
Auctioneers: J. Meryl Stoltzfus

Ph. 717-629-6036 AU#005403

Linford Berry Ph. 540-476-3309

Sellers: Benjamin & Ann Good





For additional pictures go to www.beiler-campbellauctions.com or www.GoToAuction.com ID# 5020 or www.auctionzip.com ID# 23383.
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