

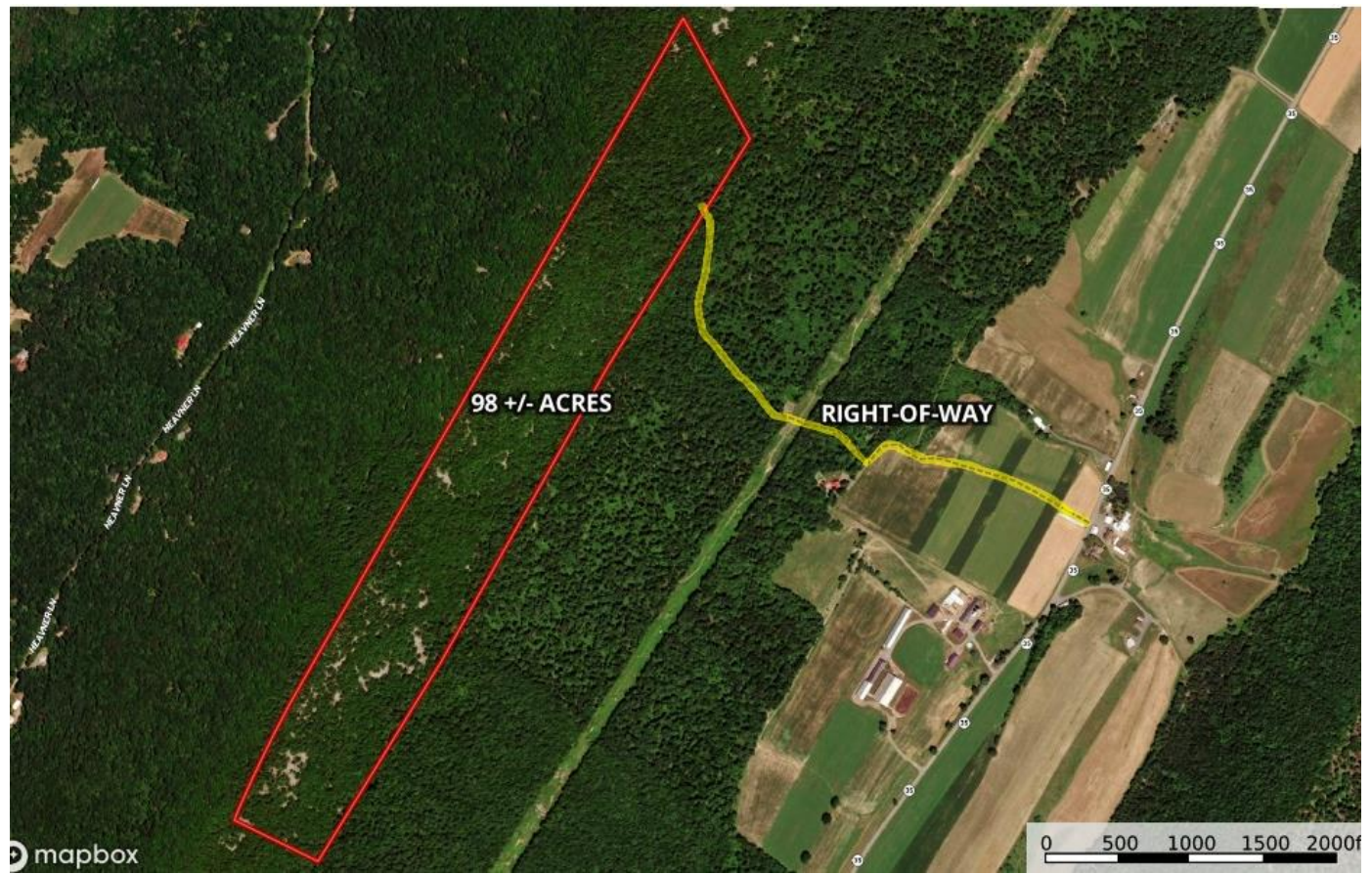
# PUBLIC REAL ESTATE AUCTION

98.5 Acres of Woodland

Thursday December 29, 2022 @ 1:30 P.M.

00 Shade Valley Rd, Shade Gap, PA 17255 - Huntingdon County

Auction Location: Shade Gap Ladies Auxiliary, 21367 Main St, Shade Gap, PA



**Directions:** From Shade Gap take Rt. 35 N for approx. 5 miles. The driveway to the property will be on the left.

**Property Description:** 98.5 wooded acres on Shade Mountain, located just outside Shade Gap, PA. Deeded and recorded, private right-of-way access from Rt. 35. Four-wheeler trails throughout most of the property. Amazing views. Excellent hunting/recreational or timber investment property. Approx. half of the land was timbered 18 years ago, no records of the balance being timbered. Located on the top of the mountain. Four-wheel drive access only. The seller is very motivated. Parcel Id # 47-12-01.1 Huntingdon County Tax Records. Enrolled in Act 319 Clean & Green.

**Open House Dates:** Thur. December 15, 1 P.M. For more details or a private showing call Meryl @ 717-629-6036.

**Terms:** Settlement on or before February 28, 2022. \$15,000.00 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.

**Real Estate Taxes:** \$205

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

For additional pictures go to [www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) or [www.GoToAuction.com](http://www.GoToAuction.com) or [www.auctionzip.com](http://www.auctionzip.com) ID# 23383

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AUCTION SERVICES



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**Auctioneer:** J. Meryl Stoltzfus

**AU#005403 Ph. 717-629-6036**

**Sellers:** LKF Real Estate Investments, LLC





For additional pictures go to [www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) or [www.GoToAuction.com](http://www.GoToAuction.com) or [www.auctionzip.com](http://www.auctionzip.com) ID# 23383

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**Sellers: LKF Real Estate Investments, LLC**