

# SNYDER COUNTY REAL ESTATE AUCTION

110 +/- Acres Adj. to State Forest w/ Deluxe Log Home  
4 Car Garage, Newer Outbuildings, 2 Ponds, Creek & Woodland  
Saturday, September 28, 2019 @ 11:00 A.M.

543 Old Lancaster Valley Rd., Milroy, PA 17063- Snyder County



**USE PHONE GPS:** From State College: From 322 W, take Belleville/Reedsville exit, turn left to Reedsville. Turn right on Main St, left on Logan St. Go approx. 5 mi. to right on Honey Creek Rd. Go 1.4 mi. to right on New Lancaster Valley Rd. In 10 mi. turn left on Old Lancaster Valley Rd. Watch for auction signs. From Harrisburg: Take 322 E to Thompsontown/East Salem exit. Turn right on Rt 333. Turn left on Rt 235. Follow Rt 235 through McAlisterville & over Mtn. to Beaver Springs. Turn left on 522, go 5.6 mi, turn right on Ulsh Gap Rd. Turn left on New Lancaster Valley Rd. In .4 mi. turn right on Old Lancaster Valley Rd. Watch for signs.

**Property Description:** Beautiful, secluded 110 +/- acre property w/many options! Features deluxe log home or cabin w/ 5 BR & 3 bathrooms. Spacious kitchen w/ granite counter tops & dining room. Large living room area. Full finished basement w/ theatre room & bedrooms & bathroom. 2 gorgeous stone fireplaces on main floor & basement. Attached 4 car garage. Wrap around deck w/ beautiful Mountain views. Home has automatic backup generator installed to operate home & barns in case of power outage. Private septic & water supply is spring fed. 2 large clean ponds w/ lots of fishing potential. Front of property borders Honey Creek. North & East sides of property borders 1,000's of acres of Bald Eagle State Forest. Also has newer outbuildings built within last 2 years. All barns have electric, concrete floor, & water. Outbuildings include 36x48 horse barn w/6 stalls & tac room, 30x40 hay shed w/ 10' overhang. 24x86 equipment shed w/ 6 bays. 18x24 pavilion overlooking ponds. 8x16 log cabin playhouse. Approx. 15 acres open land w/ some fenced-in pasture. Remaining acreage is all wooded & has not been timbered recently. Stunning setting w/ privacy. Ideal for hunting association or camp. Currently used as permanent residence. Approx. 45 minutes to State College, 25 minutes to Lewistown, 35 minutes to Selinsgrove, 60 minutes to Harrisburg & 90 minutes to Manheim. Located close to Snyder/Mifflin County line & is approx. 6 miles from Reed Gap State Park. Come take a look & make plans to buy!

**Open House Date:** Sat. Aug. 31, 10 am-12 pm, Sat Sept. 7, 10 am-12 pm. For more information or private showing contact Jake Yoder at 717-513-5386.

**Terms:** 10% deposit day of auction. Buyer to pay 2% transfer taxes. Settlement in 45 days or before.

**Attention Realtors:** 1% Broker Participation offered to Realtors with a buyer. Your buyers must be preregistered 48 hours prior to auction.

**Auctioneer's Notes:** Sellers are re-locating to Wyoming. Truly a rare opportunity to purchase a beautiful secluded property with a stunning setting & lots of potential! Once in a lifetime opportunity as this property has never been on the market before.

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

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**Auctioneer:**

Jake Yoder AU#005851

Ph. 717-513-5386



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**Jake Yoder AU#005851**  
**Ph. 717-513-5386**