

JUNIATA COUNTY REAL ESTATE AUCTION

Friday Evening May 12, 2023

1.4 Acres • 3 Bedroom 1 Bath Home • 2 Car Garage

Barn/Shop • Creek • Tools • Household • Guns

Personal Property Starting @ 4:00 Real Estate @ 6:00

840 Billyville Rd, Mifflintown PA 17059 -Juniata County



Directions: From 322 W take the PA 35 exit towards McAlisterville. Turn right on Rt 35 N for 3.5 mi then turn left onto Cuba Mills Rd and go for .4 mi. Turn left onto Billyville Rd. In .9 mi property will be on the right. Auction parking at Laurel Run Pallets.

A 3 bedroom 1 bathroom home situated on approximately 1.4 acres. Home has many features including a summer kitchen, dining area & kitchen, living room, & attached 2 car garage. A large unfinished basement with concrete floor. A main barn with a 20x26 area with 2 horse stalls & a 19x26 workshop area & a 9x18 front shop room. Barn has concrete floor & water pump. Small fenced in area behind the barn. A nice creek flows through the property. Excellent location & only minutes from Mifflintown & McAlisterville!

Open House Date: Friday April 21 from 1-3

Auction terms: \$20,000 deposit day of auction. Settlement by July 7, 2023 or before. Buyer pays 2% transfer tax.

Annual Taxes: \$1954.11

Guns & Sporting Goods: Remington 870 Magnum; 12 GA slug barrel Ducks Unlimited Mississippi edition walnut stock w/Tasco Scope; Savage model 93R17 17 cal. almost new; Thompson Center 50 cal.; 12 GA Rem 870 Express; Rem 700 6mm w/ Nikon scope; Marlin 30-30 w/ American Eagle scope; fishing rods & lures; misc ammunition; dog shock collars; gun cabinet; lots of deer antlers; etc.

Household, Collectibles, Butcher Items: butcher table; meat grinder; butcher cutting plank; Maytag washing machine & rinse tubs; copper kettle & stir; Ashland Deluxe kitchen stove; large dining room table w/ leaves; 2 beds; dresser; blanket chest; sliding glass cupboard; open shelf cupboard; cupboard w/ glass doors; love seat; PRB hand bell; new quilt; bedding/blankets; chairs; 2 hickory rockers; lots of books; lots of glassware & mugs; Hans Haslebacher bell; laminated Haslebacher family tree; 2 31 day clocks; Men Sim Jewel watch; Hamilton 17 Jewel watch; old 65" Flexible Flyer sled; 15 \$1 Silver Certificates; & more!

Lawn & Garden: wheel barrow; 2 garden carts; air spinner; fertilizer spreader; 3 lawn mowers; garden cultivator; picnic table; garden tools; section spring tooth harrow; stack of 20' 2x4s; 52 sheets used aluminum roofing 6' long; foot corn cutter; tin roofing;

Shop: 10" table saw; Honda motor w/ hydraulic motor; drill press; 16" chop saw; J.R. air compressor; wood extension ladder; step ladder; framing nailer; like new Husky chain saw; handy man jack; screw jack; 2 cross cut saws; 3 scythes; spud bars; sledges; saw horses; anvil; 24" air fan; air clipper; drywall finishing tools; 2 small air tanks; 275 gal fuel tank; saws; wrenches; air tools; Honda motor with reduction gear; & more!

Auctioneers Note: Food stand provided by Uncle Dave's Chicken. Auction parking available at Laurel Run Pallets. Bring your own chairs.

For additional pictures go to www.beiler-campbellauctions.com or www.GoToAuction.com or www.auctionzip.com

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AUCTION SERVICES



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Auctioneer: Jake Yoder AU #005851

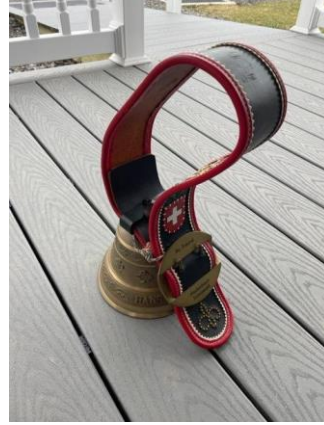
Ph. (717)-513-5386

Attorney: Seth Mosebey

Ph. (717)-535-2100

Sellers: John & Saloma Kurtz





Aerial is deemed to be accurate but not guaranteed. This is not a survey.

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

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