

PUBLIC REAL ESTATE AUCTION

Parcel #1: Log Cabin/Home on 6.41 Acres
Parcel #2: 5.19 Acres of Wooded Vacant Ground
Friday July 7, 2023 @ 6:30 P.M.

Parcel #1: 21116 Marlin Circle, Shade Gap, PA 17255- Huntingdon County
Parcel #2: 10851 Colt Drive, Shade Gap, PA 17255- Huntingdon County



Directions: From Orbisonia take Rt. 522 S for Approx. 5 miles. Turn right onto Locke Valley Rd. In 0.7 mi. turn right onto Slippery Hill Rd. In 0.3 mi. turn right at Marlin Circle then turn left and left again to stay on Marlin Circle. In 0.1 mi. the property is on the left.

Property Description: Parcel #1 Charming, 2 story log & stone home situated on a mostly wooded 6.41 acre lot. Located in quiet & secluded Locke Valley Subdivision in Huntingdon County. 3 bedrooms, 1 bath. Very elegant interior with exposed wood and stone, including an open stairway with local historic railings, hardwood floors, post & beam, cathedral ceilings, etc. Partially finished basement. The property is very well kept inside & out. Additional land available.

Parcel#2 Mostly wooded 5.19 acre lot. Located in quiet & secluded Locke Valley Subdivision in Huntingdon County. Nice mature timber. Beautiful spot for your dream home! Perc & probe tests completed. Approved for sandmound.

Auctioneer's Note: 10 min. from the historical East Broad Top Railroad, 40 mins. from multiple Lake Raystown access points. 1hr. 25 mins. from Harrisburg & State College. 1hr. 55 mins. from Lancaster. 2 1/2 hrs. from Baltimore & Pittsburgh.

Open House Dates: Sat. June 10, 11 A.M.-12 P.M. & Fri. June 23, 5:30-6:30 P.M. For more details or a private showing call Meryl @ 717-629-6036.

Terms: Settlement on or before September 7, 2023. Parcel #1 \$20,000.00 down payment on the day of the auction. Parcel #2 \$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.

Annual Property Taxes: Parcel #1: \$1,543.47 Parcel #2: \$256.43

Attention Realtors: 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 or www.auctionzip.com ID# 23383

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