

UNION COUNTY REAL ESTATE AUCTION

Saturday, August 12, 2023 @ 10:00 a.m.

**4 bed/ 2 bath Home with In-law Suite • Outbuildings
Small Cabin • 10.73 +/- mostly wooded acres**

172 Bollinger Lane Mifflinburg, PA 17844 – Union County



Directions: From Forest Hill head West on Route 192. Turn right on Walbash Rd then turn left on Bollinger Dr.

Secluded 10.73 +/- wooded property off a private drive that is very close to state land. The main house is approximately 2400 sq ft with 4 bedrooms and 2 bathrooms. There is a large porch/deck area and an in-law suite with 2nd kitchen. Outbuildings consist of a nice shop, a 2-car garage, and a horse barn. The property also includes a small spring-fed cabin across the road with an outhouse. A great place to call home or use for recreation!

Please do not pull back the private drive without an appointment.

Union County – West Buffalo Twp

Clean & Green Taxes: \$3782.00

Open House Date: June 29, 2023 from 5:00-7:00 p.m. and July 1, from 10:00 a.m. - noon

Terms: \$25,000 deposit day of auction. Buyer pays 2% transfer tax. Settlement 60 days or before. 1% Broker participation offered to Realtors with buyers. Realtors must pre-register buyers to receive 1%.

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

**BEILER-CAMPBELL
AUCTION SERVICES**



AY# 002026

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Auctioneers: Jake Yoder AU #005851

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Matt Bergery AA #019473

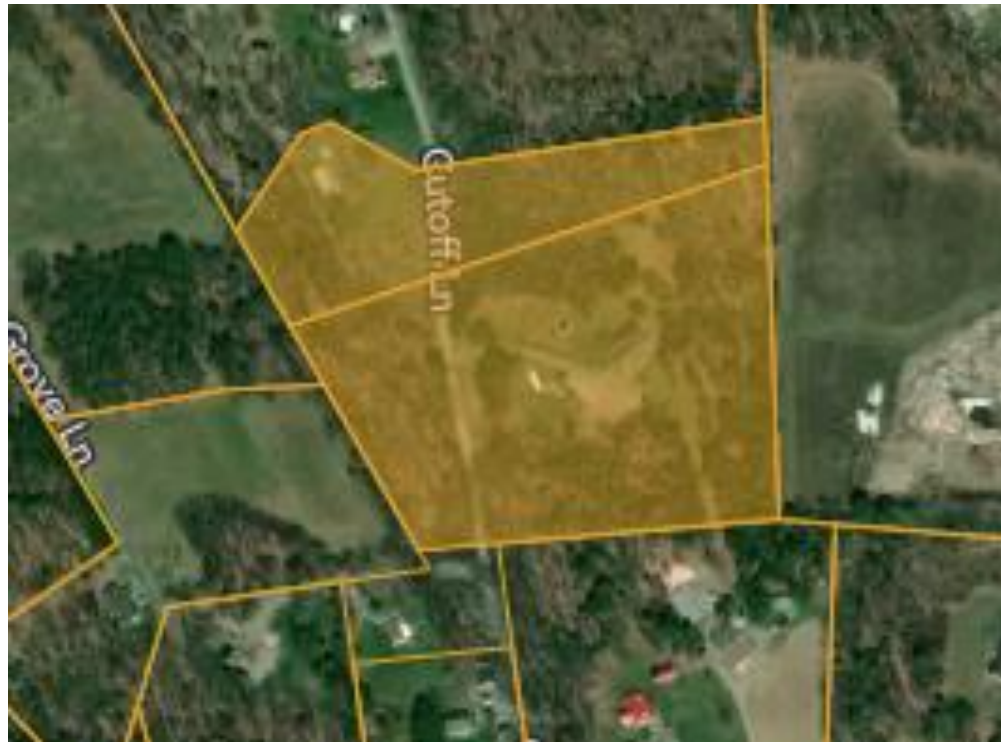
Ph. (570)412-0304

Attorney: Melissa Lobos

Ph: (570)966-1009

Seller: Tony & Lisa Smith





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

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