

# PUBLIC REAL ESTATE AUCTION

140+/- Acre Farm • 2 Homes • 1.7 Acre Vacant Building Lot  
Saturday March 23, 2024 @ 11:00 A.M.

188 Shepherds Lane, Claysburg, PA 16625- Blair County



**Directions:** From Claysburg take Old US 220 S (Dunnings Hwy). In approx. 2 mi. turn right on Quarry Rd. Turn left to stay on Quarry Rd. In 0.6 mi. turn right on Cottontown Rd. In 0.4 mi. turn left on Shepherds Lane.

**Property Description:** **Parcel #1:** 140+/- acre farm with approx. 125 acres tillable, level and rolling land, and approx. 10 acres wooded with harvestable timber. Improvements include, two, 2-story farmhouses, and other outbuildings, including the "foundation only" of a former dairy barn. An additional mobile home and a camper hook up. A rural and tranquil setting creates an inviting atmosphere. Ideal for those seeking a picturesque and spacious farm, the property presents numerous possibilities for agricultural endeavors such as dairy, poultry or produce farming. The property is versatile enough that it would also be attractive to those seeking tranquil rural retreat. Two small streams (Beaverdam Creek & Smoky Run), perfect for irrigation or trout fishing. Located in Bedford & Blair County.

**Parcel #2:** 1.7 acre building lot adjacent to subject farm. Road frontage on Cottontown Rd. The back side is bordered by Smoky Run. Beautiful level building lot. Mostly open and tillable. This building lot will be sold immediately after the sale of the farm.

**Open House Dates:** Sat. Feb. 24, 12-2 P.M. & Sat. March 2, 2-4 P.M. For more info on showings call Gerald Nolt 717-582-6589 or J. Meryl Stoltzfus 717-629-6036.

**Terms:** Settlement on or before Wed. May 22, 2024. \$30,000.00 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:** \$4,326.39

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

**All information is deemed to be accurate, but not guaranteed.**

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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**Auctioneer:** J. Meryl Stoltzfus  
AU#005403 Ph. 717-629-6036



**Seller:** Marvin & Judith Metzler



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**Attorney:**

