

JUNIATA COUNTY REAL ESTATE AUCTION

Saturday, April 20, 2024 @9:00 Real Estate @12:00
7 acres • 3 bedroom 1 Bath Home • Outbuildings
Tractors • Farm Equipment • Tools

14297 Rt 235, Millerstown, PA 17062



Directions: From Rt 322 take the exit towards Millerstown then turn right onto Juniata Parkway. In .5 mi turn right on 17 E. then in 3.7 mi left on Seven Stars Rd. In 3 mi left on 235 N. In a half mi. farm will be on the right. Watch for signs!

Property Description: Attractive 7-acre farmette located along Rt 235 just outside the village of Seven Stars. Property features a 3-bedroom 1 bathroom home with private septic & well. Oil & propane heat. Interior of the home could use some updating. Outbuildings include a 21x40 shop w/ concrete floor & electric. A 31x42 bank barn with an attached 31x32 equip shed. Creek frontage along Cabala Run Creek. Property has a combination of woodland & open land. House is elevated above creek level but due to proximity to the creek it is in a flood zone area. Located approximately 15 minutes from Thompsettown & Millerstown. 30 minutes to Selinsgrove & 45 minutes to Harrisburg. Excellent opportunity to buy your own farmette!

Open House Dates: Tuesday March 19 from 1:00 to 3:00, & Saturday March 23 from 10:00 to 12:00

Terms: \$20,000 deposit day of auction. Buyer pays 2% transfer tax. Settlement by June 21, 2024 or before.

Annual Property Taxes: \$2,334

Tractors & Farm Equipment: Massey Ferguson 165 gas tractor w/ 3pt hitch & multipower transmission; Massey Ferguson 135 gas tractor w/ 3pt hitch & multipower transmission; MF 124 hay baler w/ thrower (small square); New Holland 477 haybine 7' cut; Hay wagon 16' rack w/ Kory 6872 running gear; New Holland model 55 hay rake; Gehl MX65 feed grinder extra screen; International pull-behind combine; MF 110 manure spreader; IH 8' transport disk; MF 7' 3pt disk; 3"x16" MF plows MF82; harrow 9' 3pt; harrow drag 12'; Brinly 1 row planter; Brinly 1 bottom plow; IH 8' drill single disk; gravity wagon; 200 gal. sprayer 27' boom 3pt; 7' blade bush hog 60-07; 3pt 1 row score/plow; 3 pt spring tooth chisel plow; IH 2 row 3pt corn planter w/ fertilizer boxes; IH 1 row corn planter No. 1; 16' elevator (no motor); 24' elevator w/ motor; 3pt post hole digger 12"; Boom mounted on wheels post hole digger Ground Hog w/ Honda motor; wheel horse/pony moto tiller; 3pt boom lift; 3pt fertilizer spin spread FS500; grain dryer; Livestock gates;

Mowers, Shop Items & Misc: Exmark Zero-turn mower; Cub Cadet 4' blade snow thrower misc decks 1450; Craftsman table saw 10" blade (2.5 HP motor); Craftsman 10" miter saw; Delta bench drill press; 80 plus 1/2 bushel baskets; 7' steel t-post; hydraulic wood splitter; DeWalt 12" cordless chain saw; cordless hedge trimmer; 24' alum ext ladder; 16' wood ladder; 10' wood ladder; electric cement mixer; 15 scaffold jacks; 3 metal walk planks for scaffold; pipe threader; Misc pipe; Misc lumber; Guiderail posts & panels; 2" gas water pump; Craftsman toolbox w/ cart; 65mm Demolition Hammer w/ case; C clamps; 2" trash pump w/ suction hose; Misc hand tools; Stihl ms250 chainsaw; Poulan chainsaw; 2 jacks; barrels; generator; scrap pile; 3/4" drive socket set; furniture dolly; & more!

Butcher Equip: Butcher Boy band saw; Enterprise 1 gal sausage stuffer; Hobart Industrial meat grinder 220V; 2 bakers racks & trays; Fairbanks platform scales; plastic meat lugs; Propane burner; scrapple pans;

Household: large cloth corner couch; 2 dressers; chest of drawers; full size bed

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

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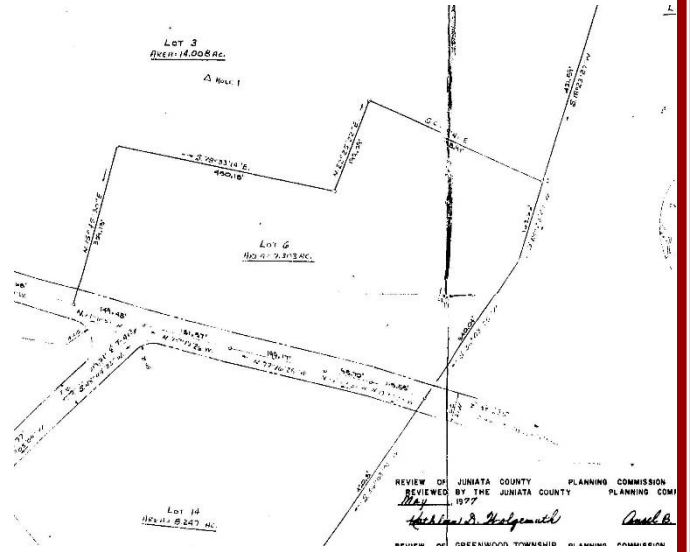
Auctioneer: Jake Yoder AU #005851

Ph. (717)-513-5386

Attorney: Nevin Zimmerman

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

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