

# JUNIATA COUNTY REAL ESTATE AUCTION

Friday Eve, June 7, 2024 @6:00 PM  
6-Acre Farmette • 4 Bed 2 Bath Home  
Garage/ Shop

6143 William Penn HWY, Mifflintown, PA 17059



**Directions:** From Rt 322 E take the exit towards Port Royal then left onto William Penn HWY. Property will be on the left. Watch for signs!

**Property Description:** Attractive 6-acre farmette featuring a spacious 4-bedroom 2-bathroom home. Home is heated by oil hot water & has private well & public sewer. Basement is unfinished. Outbuildings include a 24x37 garage/shop with concrete floor & an older 17x22 barn. A large spacious pull off/driveway along William Penn Hwy. Fields have been farmed as certified organic. Excellent location just off Rt 322 Port Royal exit & just minutes from Mifflintown. Approx 45 minutes from Harrisburg & State College! Great opportunity to purchase your own farmette in a desirable area!

**Open House Dates:** Saturday May 18 from 10:30 am to 12:00 noon  
Tuesday May 21 from 1:30 pm to 3:00 pm

**Terms:** \$20,000 deposit day of auction. Buyers pays 2% transfer tax. Settlement before August 6, 2024.

**Real Estate Taxes:** \$2,757.00

**BEILER-CAMPBELL**  
AUCTION SERVICES



AY# 002026

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**Auctioneer:** Jake Yoder AU #005851

Ph. (717)-513-5386

**Attorney:** Powell Law Office

Ph. (717)-436-8780





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](http://www.beiler-campbellauctions.com) or [www.auctionzip.com](http://www.auctionzip.com) or [www.GoToAuction.com](http://www.GoToAuction.com)  
Or scan the QR code in the bottom right corner.

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