

PUBLIC REAL ESTATE AUCTION

19 Acre Farmette/Home in 2 Tracts
15+/- Acres with House, Garage and Horse Barn
4+/- Acres Vacant Tillable Land
To Be Offered Separately and By Its Entirety
Saturday, January 9, 2021 @ 10:00 A.M.

310 Troup Valley Rd., Mt. Pleasant Mills, PA 17853- Snyder County



Directions: From Rt. 35 and 104 in Mt. Pleasant Mills take Rt. 104 S for 2.1 miles. Turn left onto Troup Valley Rd. In 1.7 miles the property is on the left.

Property Description: Parcel #1. An attractive 15 acre wooded property with a stream. 4 bedroom ranch home with a finished daylight basement, oversized garage, and a small horse barn. A portion of the property could easily be cleared to create some pasture or tillable land. A very desirable setting, with buildings that are in good condition in a great location.

Parcel #2. 4 acres of mostly level tillable land with a completed perc test. Property would be suitable as a building lot. Many possibilities.

Open House Dates: Tue. December 8, 5-7 P.M. and Sat. December 12, 1-4 P.M. For more details or a private showing call Meryl at 717-629-6036.

Terms: Settlement on or before March 31, 2021. \$20,000.00 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: \$2,946.62

Attention Realtors: 1% Broker Participation offered to Realtors with a buyer, your buyers must be preregistered, 48 hours prior to the auction.

For additional pictures go to www.beiler-campbellauctions.com or www.GoToAuction.com or www.auctionzip.com ID# 23383

BEILER-CAMPBELL
AUCTION SERVICES



AY# 002026

www.beiler-campbellauctions.com • 888-209-6160

Auctioneers: J. Meryl Stoltzfus

Ph. 717-629-6036 AU#005403

Wilmer Martin 717-333-4881 AA#019644

Sellers: Kenneth & Martha Sensenig





For additional pictures go to www.beiler-campbellauctions.com or www.GoToAuction.com or www.auctionzip.com ID# 23383

BEILER-CAMPBELL
AUCTION SERVICES



AY# 002026

www.beiler-campbellauctions.com • 888-209-6160

Auctioneer: J. Meryl Stoltzfus
Ph. (717) 629-6036 AU#005403
Wilmer Martin Ph. 717-333-4881 AA#019644
Sellers: Kenneth & Martha Sensenig

