

PUBLIC REAL ESTATE AUCTION

57.8 Acres • 3 Bedroom Stone Farmhouse • 40'x70' Cattle/Equip. Barn
Saturday May 7, 2016 @ 11:00 A.M.
Juniata County, Pa.

166 Foundry Rd. McAlisterville, Pa. 17049



Directions: From Rt. 322 W take Mifflintown exit. Turn right onto Rt. 35 N and go approx. 10 miles to Foundry Rd. Turn left and go 0.3 mile. Farm is on the right.

Property Description: 57.881 acre farm located in the beautiful McAlisterville valley in Juniata County. Approx. 52 acres open/tillable with very nice level terrain & good producing soils. Farm features a 1,664 sq. ft. stone farmhouse with 3 bedrooms and 2 bathrooms. An 825 sq. ft. attached apartment is built onto the rear of the home and is in need of some TLC. Outbuildings include an older 40'x70' cattle/equip. barn, 24'x36' shed/carport (3 bays), and a springhouse. The farm also has a creek running through a portion of it and has beautiful views of the Shade Mountain! Land is zoned agriculture, and has tons of potential. A must see farm in a prime location. Only 10-15 minutes from Mifflintown and Rt. 322!

Terms: Settlement on or before July 6, 2016. \$50,000.00 down payment on the day of the auction. 2% transfer tax to be split equally between the buyer & seller. Real Estate taxes to be prorated from settlement day.

Annual Property Taxes: Approx. \$2041.81, face value.

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

Open House Dates: Sat. April 2nd 1:00 to 4:00 P.M. & Tue. April 12th 5:00 to 7:00 P.M.

For more information or a private showing contact Jake Yoder @ 717-513-5386.

For additional pictures go to www.beiler-campbellauctions.com

Or www.auctionzip.com ID#29469

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AUCTION SERVICES



www.beiler-campbellauctions.com 1-888-209-6160



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