

PUBLIC REAL ESTATE AUCTION

98 Acres • 3 Bedroom Cabin • Garage
May 14, 2016 @ 1:00 P.M.
Huntingdon County, Pa.

17509 Hares Valley Road, Mapleton Depot, Pa. 17052



Directions: From Harrisburg, take Rt. 22/322 W to Rt. 522/22 S to Rt. 22 W to Rt. 655 (Hares Valley Rd.)
In approx. 7 miles, property on left.

Established hunting property with proven success. Situated next to farm land and adjoining to State Game Land 99. Features a small cabin and an attached garage. New 2016 electric service to property. The land is complete with food plots, logging trails, small streams. Deer, turkey and bear were harvested on the property over the past five years.

Open House: April 30, 2016, 2:00 to 4:00 P.M. & May 7, 1:00 to 4:00 P.M. For more information or a private showing call Kore Fisher @ 717-587-2539.

Terms: Settlement on or before July 13, 2016. \$15,000.00 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 are approx. \$362.00. **Attention Realtors:** 1% Broker Participation offered to Realtors with a buyer, your buyers must be preregistered.

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

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AUCTION SERVICES

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



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

Sellers:
Hares Valley Camp, LLC



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