

PUBLIC REAL ESTATE AUCTION

29.7 Acres • 4 Bedroom House • 17' x 32' Storage Barn w/ 1 Car Garage Bay
Saturday October 22, 2016, @ 1:00 P. M.
Juniata County, Pa.

521 Sand Valley Road, Richfield, Pa. 17086



Directions: From Rt. 322 at Mifflintown take Rt. 35 N approx. 13 mi. to turn right on Evendale Hill Rd. In 0.7 mi. turn left on Sand Valley Rd. in 0.5 mi. property is on left.

Property Description: Beautiful 4 bedroom, 2 bathroom home that has been remodeled within the last three years. Recent upgrades include 200 amp electric service, new 1,000 gal. septic tank, entire 2nd floor that has hardwood floors and red oak molding throughout, new 2nd floor bathroom w/ tiled floor and glass shower, part of 1st floor remodeled, new well pump, new roof, siding, soffit and fascia to entire home, new asphalt driveway, new woodstove for secondary heat. First floor laundry room. Also has a detached 17' x 32' storage barn with 1 car garage bay. Home is approx. 1700+ sq. ft. with full unfinished basement. Home is situated on 29.7 acres with approx. 20 tillable acres and 10 acres wooded. Fields are currently rented out this year and crops are reserved. There are no deed restrictions. Farm is located between Richfield and McAlisterville. Very nice setting and great opportunity to purchase your very own small farm.

Open House: Saturday October 1, 2016 1-4 P.M. and Tuesday October 4, 2016 4-6 P.M. For more information or a private showing call Jake at 717-513-5386.

Terms: Settlement on or before December 6, 2016. 10% 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.

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

For additional pictures and 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



Auctioneer: Jake Yoder
AU#005851
Ph. 717-513-5386

Attorney: Jeremiah Underhill
Ph. 570-765-2118



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