

PUBLIC LAND AUCTION

300.22 Acres • 6 Parcels • Prime Hunting Land
Saturday, September 9, 2017, @ 12:00 P. M.

00 Route 74, Port Royal, PA 17082- Juniata County



Directions: From Rt 322W take Port Royal exit & keep right onto Rt 75. Go 5 miles through Port Royal to Rt 74. Turn left & go approx. 2 miles to property on both sides of road. Watch for signs.

Property Description: 300 acres of prime hunting land located only minutes from Route 322 off the Port Royal exit in Juniata County. This property has lots of road frontage along Route 74 & is on the lower half of the Tuscarora Mountain. Several parcels are adjacent to PA State Game Lands. Property has streams & ATV trails throughout. Easy access to the property & has lots of potential. Perc tested for potential building sites. Seller will give buyers immediate access for hunting purposes. Located between Harrisburg & State College. Deed restriction: No commercial Agriculture use. Property will be offered in 6 different parcels. Auction will be held on-site.

Parcel 1: 53.68 acres

Parcel 2: 58.42 acres

Parcel 3: 20.13 acres

Parcel 4: 57.77 Acres

Parcel 5: Not available

Parcel 6: 62.05 acres

Parcel 7: 48.17 acres

Open House: Saturday, August 5, 2017 @ 1-3 P.M.

Terms: \$15,000.00 deposit per parcel on day of auction. Settlement 45 days or before. Buyer pays 2% transfer tax.

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

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

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

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AUCTION SERVICES



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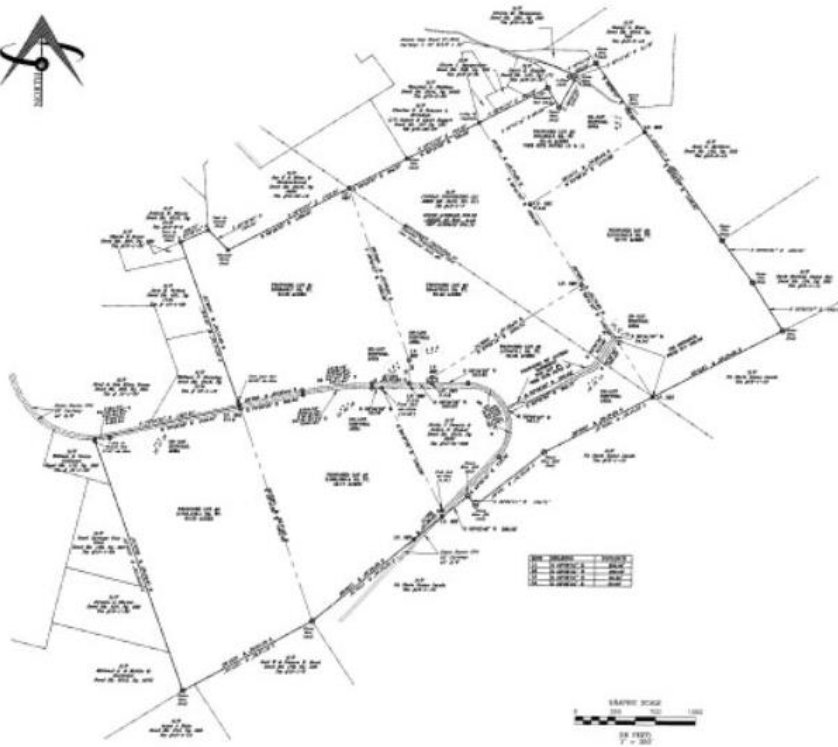


Auctioneer: Jake Yoder AU#005851

Ph: 717-513-5386

Attorney: Andrew Winder

Ph: 717-436-8799



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