

PUBLIC LAND AUCTION

802 +/-Acres Woodland

Saturday, September 1, 2018, @ 11:00 A. M.

00 Indian Lake Trail, White Haven, PA 18661- Luzerne County



Directions: From I-80 West, take exit 284 on to PA 115 towards Blakeslee. Turn right & go 9.2 miles to Indian Lake Trail. Watch for auction signs.

Property Description: A rare opportunity to buy 800+/- acres Woodland located in the Poconos. Property has many attractive features including excellent hunting. It is adjacent to thousands of acres of Commonwealth of PA Land, has streams throughout & OGM rights convey to the new buyer. Property surrounds Indian Lake and private residences. There is lots of road frontage with very easy access, terrain is mostly level to sloped and the property is selling as 1 parcel. A great opportunity to purchase your own hunting/recreational land and has potential for development. Since it hasn't been timbered in many years, harvestable timber can bring you return on your investment! Approximately 2 hours from Lancaster, Philadelphia & New York City. Only 25 minutes from the Scranton & Wilkes-Barre area. 15 minutes from Frances E. Walter Dam National Recreation Area. Only 10 miles from I-80. Seller is very motivated to sell so come prepared to buy.

Auction Rep. On-Site: Saturday, July 28, 11-1 p.m. & Saturday, Aug 4, 11-1 p.m.

Terms: \$60,000 deposit day of auction. Transfer taxes paid by the buyer. Settlement in 45 days or before. 10% Buyer Premium.

Attention Realtors: 3% 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

Seller: William Burns



Note: Map deemed to be accurate but not guaranteed. Not a survey map but a map based off tax & deed records.

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