

# PUBLIC REAL ESTATE AUCTION

5 Acres • 2 Story Home  
Saturday, January 25, 2020 @ 11:00 A.M.

535 Swepps Rd., Herndon, PA 17830- Northumberland County



**Directions:** From Millersburg take Rt. 147 N for 15 mi. Turn right on Rt. 147 S then turn left onto Grove Rd. In 0.4 mi. turn left onto Church Rd. In 0.6 mi. turn right onto Swepps Rd. In 0.2 mi. the auction will be on the left.

**Property Description:** Quiet, country setting with beautiful mountain views that will leave you gazing! 5 acres, mostly pasture with some woods. 2 story, 4 bedroom, 2 bath house. Daylight basement. 12'x24' 2 stall horse barn, 19'x26' storage shed, 12'x24' storage shed, oversized one car garage with finished upstairs.

**Auctioneer's Note:** Reason for selling, owners are relocating out of state. Come prepared to buy!

**Open House Dates:** Saturday January 4, 2020, 1-4 P.M. & Tuesday January 7, 2020, 3-6 P.M. Call Meryl at 717-629-6036 for more details or a private showing.

**Terms:** Settlement on or before March 25, 2020. \$10,000.00 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:** \$4,448.06

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

For additional pictures go to [www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) or [www.GoToAuction.com](http://www.GoToAuction.com) or [www.auctionzip.com](http://www.auctionzip.com) ID# 23383

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**Auctioneer:**

J. Meryl Stoltzfus (717) 629-6036 AU#005403

**Sellers:** Jonathon & Sadie Ann King

**Attorney:** Joseph C. Michetti, Jr. (570) 286-9999





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