

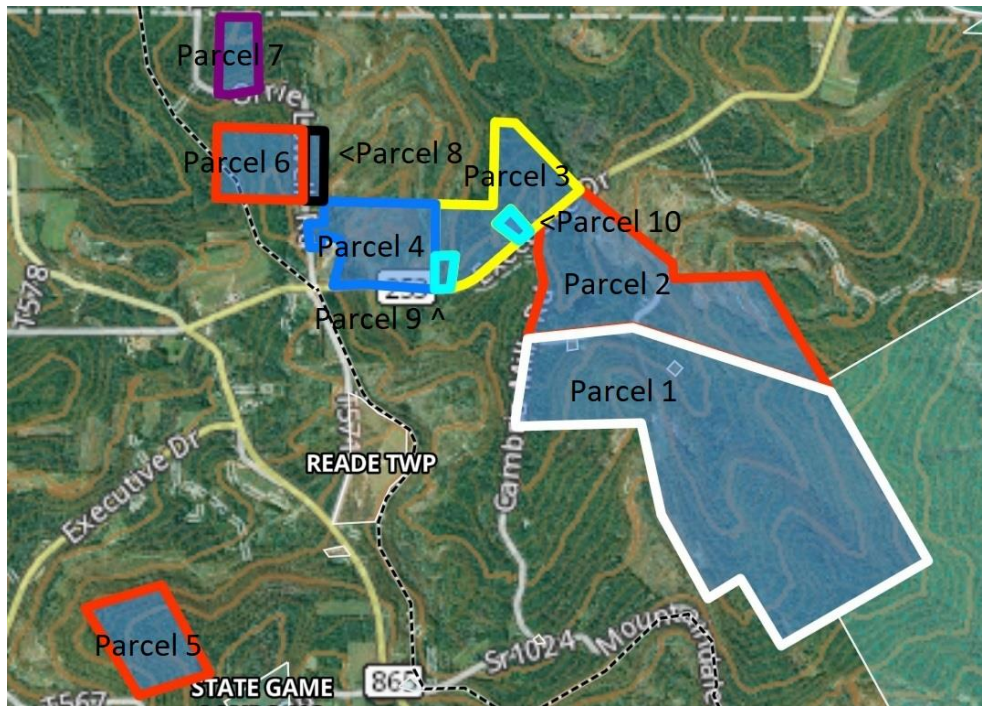
PUBLIC REAL ESTATE AUCTION

Vendor spaces available for hunting and recreational related businesses.

1,016+/- Acres of Wildlife Paradise
Saturday, September 19, 2020 @ 11:00 A.M.

**10 Tracts: 522 Acres • 204 Acres • 84 Acres • 65 Acres • 60 Acres • 47 Acres
17 Acres • 11 Acres • 4 Acres • 4 Acres (acreages may vary slightly)**
Outdoorsman and Wildlife Vendors Onsite – Guns & Gun Raffle for St. Jude's

100 Sportsman Club Road, Fallentimber, PA 16639- Cambria County



Wildlife photos are stock PA wildlife photos.



Directions: Take Rt. 322 to I-99 then take I-99 S for 31 mi. Take exit 41 for PA-865 N, and take PA-865 N for 9 mi. Turn right on Mountaindale Rd. In 1.2 mi. turn right on Cambria Mills Rd. In 1.1 mi. turn right on Sportsman Club Rd and arrive at the auction.

These properties are a **Wildlife and Hunter's Paradise** with whitetail deer, bear, turkey and lots of premier Pennsylvania game. Only 10 minutes from **Prince Gallitzin State Park**, boasting 17,000 acres of trails & snowmobiling with a 1,600 acre lake for boating, fishing, and more. Only 30 minutes from State College, 45 min. from Black Moshannon State Park, 50 minutes from Lake Raystown, 1 hr. from Lake Howard, 2-3 hours from Lancaster PA. Borders more than 120,000 contiguous acres of various state game lands.

BEILER-CAMPBELL
AUCTION SERVICES



AY# 002026

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

Elvin Stoltzfus Ph. 610-333-5447 AA#019514

Seller: J. H. Hommer Family Properties

Attorney: Carl Metzgar Ph. 814-442-2930



Parcel 1: 522 +/- acres of woodland with road frontage along Cambria Mills Road. Property has a stream that runs through it. Terrain is rolling. This property has been under a deer management program for the past 10 years. Has potential to build your dream home or cabin. Great property for hunting or recreational use. Excellent wildlife area and this property connects to State Game Lands. Several vistas! Lot is mostly wooded with valuable hardwood timber getting ripe for harvest now and in the coming years. Lots of road frontage. There are several food plots for deer up to 20 acres planted. Public Water. \$15,000.00 down payment on the day of the auction.

Parcel 2: 204 +/- acres of woodland, ponds and sediment ponds. Has great road frontage along Executive Drive/Route 253 and Cambria Mills Road. Property has a stream that runs through it and a pond. Terrain is rolling. Property connects to State Game Lands and has been under a deer management program for the past 10 years. Has potential to build your dream home or cabin. Great property for hunting or recreational use. Excellent wildlife area. Lot is wooded & covered w/ valuable hardwood timber getting ripe for harvest now and in the coming years. Lots of road frontage on Route 253 and Cambria Mill Road, Public Water on both roads. On this property was the site of the original Hommer saw mill. Virgin white pine trees were cut and sawed into lumber for sale. \$15,000.00 down payment on the day of the auction.

Parcel 3: 84 +/- acres of woodland with road frontage along Executive Drive/Route 253. Property has a stream that runs across the corner. Terrain is rolling. Has potential to build your dream home or cabin. Great property for hunting or recreational use. Excellent wildlife area. Lot is wooded, open fields & wetlands. Lots of road frontage. Public Water. \$15,000.00 down payment on the day of the auction.

Parcel 4: 65 +/- acres of woodland located on Executive Drive in Glasgow, PA. Reclaimed from coal mining according to federal EPA regulations. Excellent land for building your dream cabin/home with beautiful mountain range views. Wildlife Paradise. Lot is 100% wooded/brush covered. Lots of road frontage on Dakota Ridge Road and Executive Drive. Public water on both roads. \$10,000.00 down payment on the day of the auction.

Parcel 5: 60 +/- acres of prime hunting land located minutes from Route 253 and close to the small town of Fallentimber. This property has no road frontage but will be accessed by a deeded right of way. This property is only 1/2 mile from 17,000 acres of PA State Game Land. Property has beautiful timber & ATV trails throughout. Property has access to public water and sewer. \$10,000.00 down payment on the day of the auction. (Auction of this parcel contingent upon successful acquisition of deed access and completion of survey.)

Parcel 6: 47 +/- acres of woodland located on the Western side of Dakota Ridge Road. Excellent lot great for building your dream cabin/home. Excellent wildlife area. Lot is 100% wooded & covered w/ valuable hardwood timber getting ripe for harvest in the coming years. Lots of road frontage. Public water. Many deer sightings on this property. \$10,000.00 down payment on the day of the auction.

Parcel 7: 17 +/- acres of woodland located on the north side of Dakota Ridge Road. Rectangular shaped lot excellent for building your dream cabin/home. Excellent wildlife area. Lot is 100% wooded & covered w/ valuable hardwood timber getting ripe for harvest in the coming years. Public water. Two perk test sites are approved and considered shallow limiting zone type of systems. An Eljen GSF bed would be the lower site. A micromound would be the upper site. \$5,000.00 down payment on the day of the auction.

Parcel 8: 11 +/- acres of woodland located on the East side of Dakota Ridge Road. Excellent lot great for building your dream cabin/home. Excellent wildlife area. Lot is 100% wooded & covered w/ valuable hardwood timber getting ripe for harvest in the coming years. Lots of road frontage. Public water. Perk test approved for a sand mound. \$5,000.00 down payment on the day of the auction.

Parcel 9: 4 acre wooded lot on Executive Drive/Route 253. Excellent lot great for building your dream cabin/home. Excellent wildlife area. Lot is 100% wooded & covered w/ valuable hardwood timber. Has road frontage. Public water. Perk tests in progress. \$5,000.00 down payment on the day of the auction.

Parcel 10: 4 acre wooded lot on Executive Drive/Route 253. Excellent lot great for building your dream cabin/home. Excellent wildlife area. Lot is 100% wooded & covered w/ valuable hardwood timber. Has road frontage. Public water. Perk tests in progress. This area has many deer sightings and has a lot of undergrowth where current lease holders say bear reside. This is the original site of the Hommer family and where the house stood where John Hommer was born in 1892. \$5,000.00 down payment on the day of the auction.

Open House Dates: Sat. Aug. 15, 11 A.M.-3 P.M. & Sat. Aug 29, 11 A.M.-3 P.M. For more details or a private showing call Meryl at 717-629-6036 or Elvin at 610-333-5447.

Terms: Settlement on or before November 18, 2020. 2% transfer tax to be paid by the buyer. Real Estate taxes to be prorated from settlement day. Buyer's premium 3%. Announcements on day of auction take precedence over any previous advertising.

Attention Realtors: 3% 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 or www.auctionzip.com ID# 23383 or www.GoToAuction.com
If you can't attend the auction feel free to bid online at www.beiler-campbell.bidwrangler.com

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