

PUBLIC REAL ESTATE AUCTION

1,050+/- Acres of Wildlife Paradise

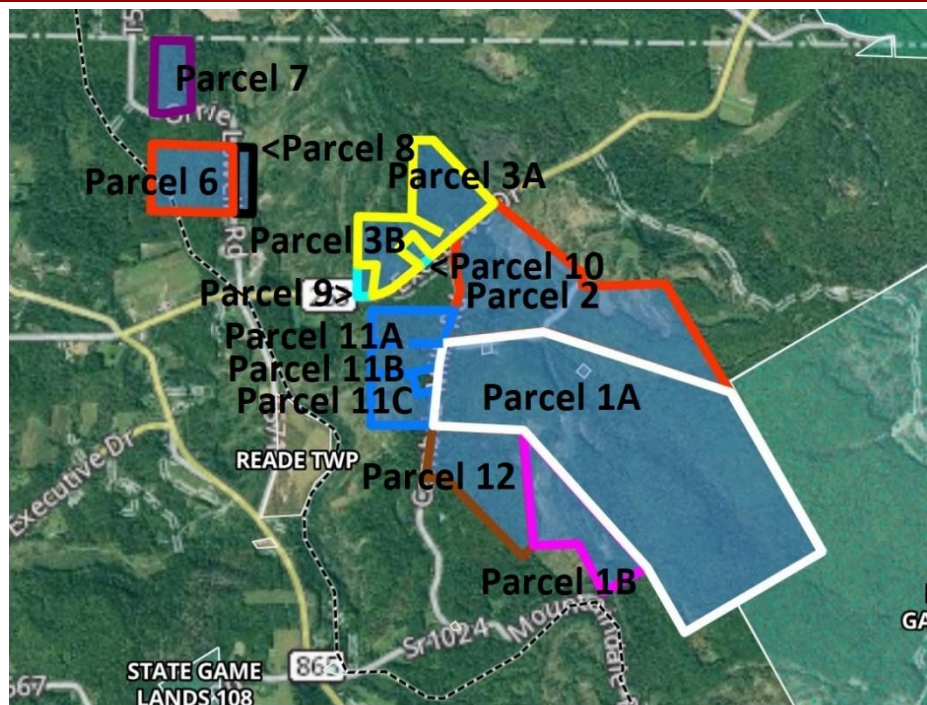
Saturday, September 19, 2020 @ 11:00 A.M.

14 Tracts: 507 Acres • 50 Acres • 204 Acres • (2) 42 Acres • 47 Acres

17 Acres • 11 Acres • (2) 4 Acres • (3) 20 Acres • 61 Acres

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 Mountindale 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. 814-445-3371



Parcel 1A: 507 +/- 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. September 2020 timber appraisal: \$458,639. 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 1B: 50 +/- acres of woodland with access easement through Sportsman Club Road. Terrain is rolling. Has potential to build your dream home or cabin on excellent vista overlooking the region. Great property for hunting or recreational use. Excellent wildlife area. Lot is 100% wooded & covered w/ valuable hardwood timber getting ripe for harvest in the coming years. September 2020 timber appraisal: \$13,940. \$10,000.00 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. September 2020 timber appraisal: \$103,197. 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 3A & B: 84 +/- acres, to be sold in 2- 42 acre parcels. High bidder's choice, take one or take both. 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. \$7,500.00 down payment per lot on the day of the auction.

Parcel 6: 45 +/- 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 perc 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. Perc 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. Perc tests approved. \$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. Perc tests not approved. 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.

Parcel 11A, B & C: 60 acres of prime hunting land located minutes from Route 253 and close to the small town of Fallentimber. This property has a long strip of road frontage and **will be offered as three separate 20 acre parcels.** High bidder's choice, take one or take all. This property is only 1/2 mile from 17,000 acres of PA State Game Land. Property has beautiful timber. September 2020 timber appraisal: \$46,130. Access to public water and electric. \$5,000 down payment per lot on the day of the auction.

Parcel 12: 61 +/- acres of woodland with road frontage along Cambria Mills Road. Property has a stream that runs through it. Terrain is rolling. Has potential to build your dream home or cabin. Great property for hunting or recreational use. Excellent wildlife area. Lot is 100% wooded & covered w/ valuable hardwood timber getting ripe for harvest in the coming years. September 2020 timber appraisal: \$39,777. Lots of road frontage. Public Water and electric access. \$10,000.00 down payment on the day of the auction.

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.

If you can't attend the auction feel free to bid online at www.beiler-campbell.bidwrangler.com

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