

# BELLEVILLE REAL ESTATE AUCTION

**77 +/- Acres Woodland with Cabin • 2 Parcels**

**Parcel #1- 55 +/- Acres Woodland with Cabin**

**Adjacent to State Forest • Timber Value • Mountain Stream**

**Parcel #2- 22 +/- Acres Vacant Woodland**

**Saturday September 11, 2021 @ 10:00**

**731 Rockville Rd, Belleville PA 17004**



**Directions:** From Rt 322 take Rt 655 exit towards Belleville. Follow 655 S for 8 mi then turn right onto 305 W. In 1.4 mi turn left on Back Mountain Rd. In 0.8 mile turn right on Rockville Rd. In approx 1 mi property will be on right.

**Parcel #1.** 55+/- acres of woodland that features a 2 bedroom, 2 bathroom cabin/home that has all modern conveniences including private septic, spring fed water, & electric. Primary heat source is indoor woodstove. Cabin has a full unfinished basement. Cabin sells mostly furnished! This parcel has not been timbered in approximately 30 years so it has potential for timber harvest. It is also located adjacent to thousands of acres of Rothrock State Forest & has a nice mountain stream. This property has a reservoir that provides water & water rights to some of the neighbors. Would make a great weekend getaway or hunting property. Property is adjacent to parcel # 2.

**Parcel #2.** This parcel is 22+/- acres of vacant woodland. Timbered approx 3 years ago. This property would make a nice recreational property and may have potential to have home or cabin on it. Has a reservoir on it that provides water & water rights to 1 other property. This parcel is adjacent to parcel #1.

**Open House Dates:** Tuesday August 17 from 4:00-6:00 pm & Saturday August 21 from 10:00-12:00

**Terms:** Parcel #1. 30,000 deposit day of auction. Settlement 60 days or before. Buyer pays 2% transfer tax.  
Parcel #2. 10,000 deposit day of auction. Settlement 60 days or before. Buyer pays 2% transfer tax.

**Auctioneers Note:** These parcels will be sold individually. Great opportunity to buy your own cabin and woodland in the heart of Big Valley. Private Setting. Do not miss this one!

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)

**BEILER-CAMPBELL**  
**AUCTION SERVICES**



AY# 002026

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**Auctioneer: Jake Yoder**

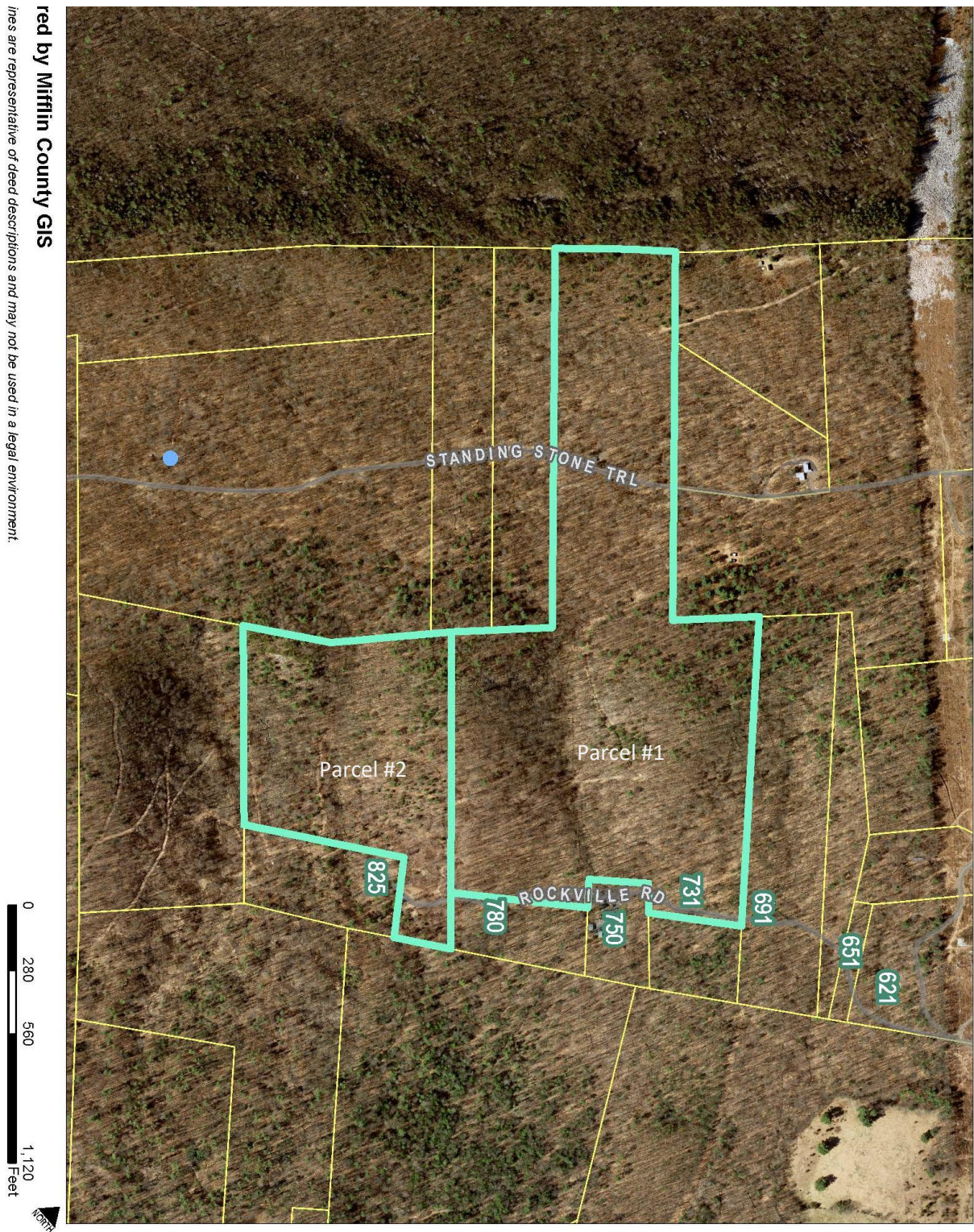
**AU#005851**

**Ph: (717)-513-5386**





red by Mifflin County GIS  
 lines are representative of deed descriptions and may not be used in a legal environment.



Map is deemed to be accurate but not guaranteed. This is not a survey.



**BEILER-CAMPBELL REALTORS & APPRAISERS**  
**FARM & LAND DIVISION**  
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