

# PUBLIC REAL ESTATE AUCTION

115 Acre Farm in 3 Tracts  
50+/- Acres with House and Outbuildings  
43+/- Acres Vacant Land • 22+/- Acres Vacant Land  
To Be Offered Separately and By Its Entirety  
Saturday October 2, 2021 @ 10:30 A.M.

1350 Horseman Branch Rd., Everett, PA 15537- Bedford County



**Directions:** From W. Main St in Everett take W. 5th Ave. then turn right on Black Valley Rd. In 5.5 mi. turn left on Horseman Branch Rd. In 0.2 mi. arrive at the property.

**Property Description:** Nestled in a small valley between two Bedford County ridges you'll find an intriguing 115 acre farm. Approx. 30 acres tillable a few acres of pasture with the balance being wooded. Three bedroom farm house, large bank barn and a few other outbuildings. Ideal setting for a recreational/hunting farm or permanent dwelling. Clear Creek (trout stocked) winds through the pasture and woods. A very quiet "farm in the mountains" setting that is hard to walk away from. Close to State Game Land 97 (4,300 acres). Property to be offered by its entirety and as 3 separate parcels. Perk tests to be completed by auction day.

**Parcel #1** 50+/- Acres with the buildings, the stream and approximately 15 acres tillable, some pasture and the balance wooded.

**Parcel #2** 43+/- Acres approximately 5 acres open ground the balance wooded. Beautiful home or cabin sight with great mountain views.

**Parcel #3** 22+/- Acres approximately 10 acres tillable and the balance wooded. Plenty of road frontage. Beautiful home or cabin site.

**Open House Dates:** Sat. Sept. 11, 1-3 P.M. & Tue. Sept. 14, 5-7 P.M. For more details or a private showing call Meryl at 717-629-6036.

**Terms:** Settlement on or before December 1, 2021. \$10,000.00 down payment per parcel, \$30,000 down payment for entire property 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:** \$1,812.27

**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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AUCTION SERVICES



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



**Sellers:** Daniel R. Stoltzfus, J. Meryl Stoltzfus





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