

# SNYDER COUNTY REAL ESTATE AUCTION

## Saturday October 30 @ 11:00

102 Acres • Beautiful Home & Bank Barn  
Timber Value • Adjacent to PA State Gamelands  
Creek Frontage • Woodland & Tillable Fields

1166 Beaver Ridge Rd, Beavertown PA 17813 - Snyder County



**Directions:** From Middleburg take Rt 522 S and in 3.8 mi take Creek Rd. In 1.7 mi turn left onto Covered Bridge Rd then right onto Beaver Ridge Rd and in 1.3 mi arrive at auction.

Beautiful 102 acre property with a private setting & many attractive features! Property has a very nice 4 bedroom 2 bathroom home with a kitchen, dining room, grand entrance, sunroom, 2 person office, mostly finished basement, attached 2 car garage & more! Home is served by private septic & well. Has a paved driveway & a nice older bank barn with some fenced in pasture. The acreage consists of approx. 65 wooded acres that have not been timbered in over 40 years! Mature timber species include chestnut, hemlock, white oak, red oak, & pine. Approx. 37 acres are a combination of tillable fields & pasture. This property has 2,500+ feet of creek frontage along a nice & wide Middle Creek. PA State Game Lands 188 borders the property on 2 sides. ATV trails throughout the property for easy access. Located in an excellent hunting area in Snyder County. New buyer can have access for hunting prior to settlement. No deed restrictions & no zoning! This property is a dream come true for recreational buyers or would make a nice property for a family farm. Crops are reserved. Located only 30 minutes from Selinsgrove. Approximately 1 hour from Harrisburg & State College. 1 hour & 45 minutes from Lancaster.

**Open House Dates:** Tuesday October 5 from 4-6

Saturday October 9 from 10-12

**Terms:** \$75,000 deposit day of auction. Buyer pays 2% transfer tax. Settlement 60 days or before.

1% Broker participation offered to Realtors with buyers. Realtor buyers must be preregistered.

For more information or private showing contact Jake Yoder @ 717-513-5386

**Auctioneers Note:** This is a great opportunity to purchase a hard-to-find property in a good location that has a nice home, creek frontage, & is adjacent to PA State Game Lands. A must-see property. Do not miss this one! Sellers are selling due to living in Florida.

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)

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**Auctioneer:** Jake Yoder AU#005851

Ph. (717)-513-5386

**Attorney:** Jeremiah Runkle

Ph. (570)-837-0086

**Sellers:** George & Mitzi Saylor Irrevocable Trust





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

For more information, pictures and forms go to: [www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) or [www.auctionzip.com](http://www.auctionzip.com) or [www.GoToAuction.com](http://www.GoToAuction.com)

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