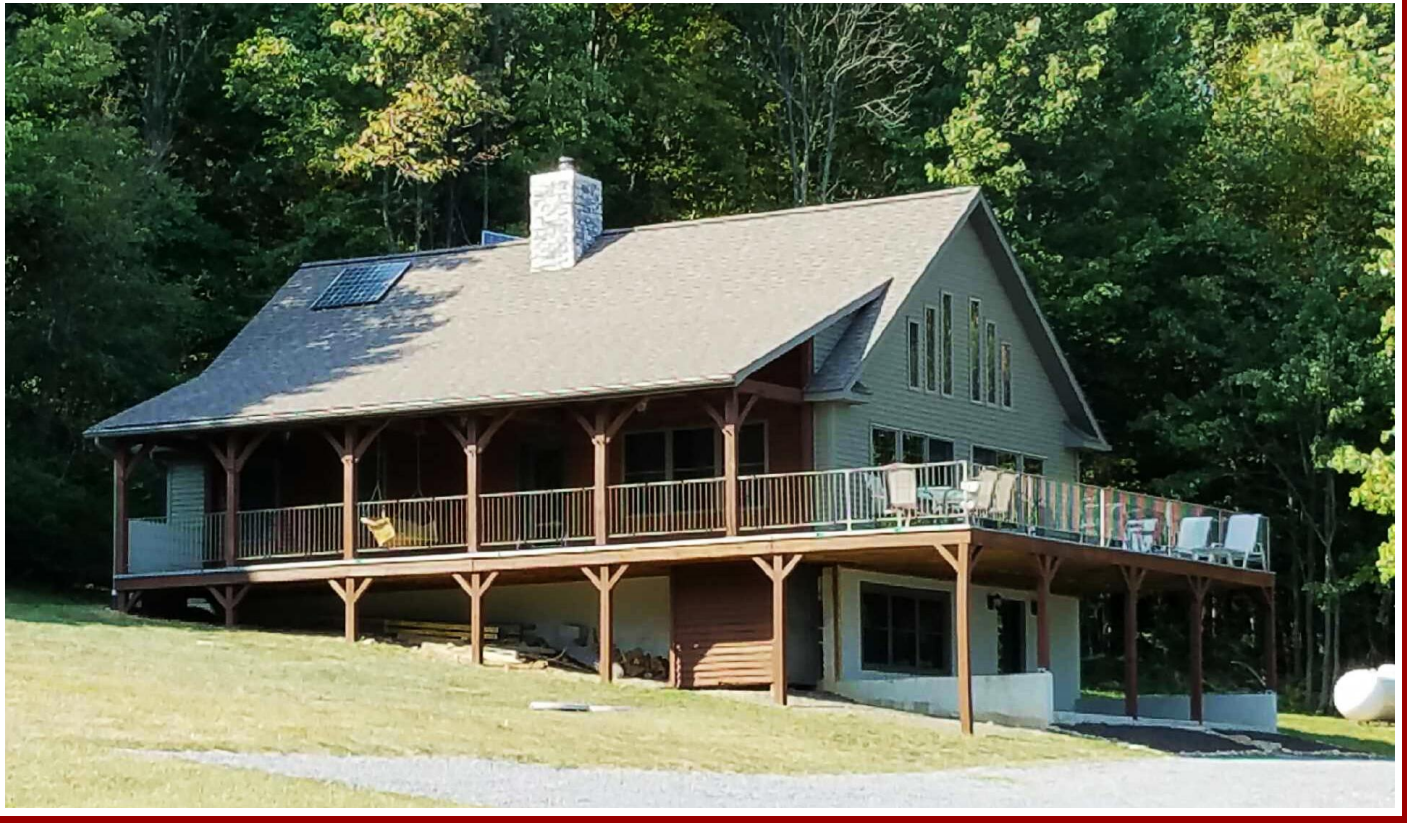


PUBLIC REAL ESTATE AUCTION

275 Acres W/ Cabin
Sat. March 26, 2022 @ 11:00 A.M.

156 Avonlea Rd. Everett, PA 15537 Bedford County
GPS Address: 300 Beegle Rd. Everett, PA 15537



Directions: From E. Main St. in Everett take PA 26 N (N Spring St). In 1.2 mi. turn left onto Beegle Rd. In 0.3 mi. arrive at property.

- 275 acre hunting/recreational property, with vacation rental possibilities!
- Large food plots that attract deer, turkey and bear.
- Several spring fed streams & ponds. Mountain trails throughout.
- Timber & A-frame designed cabin/lodge with incredible mountain views.
- Pole building for equipment storage.
- Easy access from Rt. 76 & 99. 35 min. from Lake Raystown. Approx. 2 hr. from Lancaster & Baltimore & Pittsburgh.

Open House Dates: Saturday March 5, 12-3 P.M. & Saturday March 19, 12-3 P.M. For more details or a private showing call Meryl at 717-629-6036.

Terms: Settlement on or before May 26, 2022. \$50,000.00 down payment 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 Real Estate Taxes:** \$1,242.85

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 or www.GoToAuction.com or 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
Seller: Everett Springs, LLC





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