

PUBLIC REAL ESTATE AUCTION

230 Acres • Lake Raystown Resort Area
Saturday May 14, 2022 @ 11:00 A.M.

16840 Little Valley Rd., James Creek, PA 16657- Huntingdon County



Directions: From Rt. 22 at Huntingdon take PA 26 S for 14 mi. Turn left onto PA 994 E. In 5.2 mi. turn left onto Little Valley Rd/ Logging Rd 31118. In. 0.8 mi. the property is on the right.

Property Description: Beautiful setting in Lake Raystown area. 230 acres of mostly wooded property, approx. 40 acres of open ground. Older 2 story, 2 bedroom, 1 bath farmhouse. The property borders Rothrock State Forest & Trough Creek State Park. 1.5 mile from Tatman Run boat launch & beach entrance, 2 miles from Lake Raystown Resort, 10 mins from Full Performance Marine. With over 3,000' of road frontage & "no zoning" this property has a unique potential to be a recreational/income producing property. Great hunting with deer, bear and turkeys in abundance.

Open House Dates: Sat. April 16, 12-3 P.M. & Mon. April 18, 4-6 P.M. For more details or a private showing call Meryl @ 717-629-6036. **Terms:** Settlement on or before July 14, 2022. \$30,000.00 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 Property Taxes: \$1,475.10

Attention Realtors: Broker Participation offered to Realtors with a buyer, your buyers must be preregistered.

For additional pictures go to www.beiler-campbellauctions.com or www.GoToAuction.com or www.auctionzip.com ID# 23383

BEILER-CAMPBELL
AUCTION SERVICES



AY# 002026

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

Sellers: Paradise Hunting Club
of Huntingdon Co.





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