

# PUBLIC REAL ESTATE AUCTION

12.15 Acre Farmette

2 Bedroom Home • 40'x60' Bank Barn

Friday Evening September 23, 2022 @ 6:00 P.M.

751 Bergey Rd, Middleburg, PA 17842- Snyder County



**Directions:** From Middleburg take Rt. 104 N/ E Main St. In approx. 3.5 mi. turn left onto Middle Rd. In 3.1 mi. turn left onto Bergey Rd. In 0.4 mi. the property is on the right.

**Property Description:** Beautiful 12.15 acre farmette with a 2 bedroom 1 bathroom home. Home also features a kitchen/dining room, living room, & laundry room. Has private septic & well. A 40x60 bank barn in nice condition. Acreage is a combination of woodland & open land. This property has been well maintained & has a private setting. Great location only 10 minutes from Middleburg, 15 minutes from Mifflinburg, & 25 minutes from Selinsgrove. Owners are selling due to moving out of state. Come prepared to buy!

**Open House Dates:** Tue. Aug. 23, 5-7 P.M. & Sat. Sept. 3, 12-3 P.M. For more details or a private showing call Meryl @ 717-629-6036 or Jake @ 717-513-5386.

**Terms:** Settlement on or before November 23, 2022. \$20,000.00 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:** \$821.38

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

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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**Auctioneers:** J. Meryl Stoltzfus

AU#005403 Ph. 717-629-6036

Jake Yoder AU#005851 Ph. 717-513-5386

**Sellers:** Duane & Helen Hursh





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