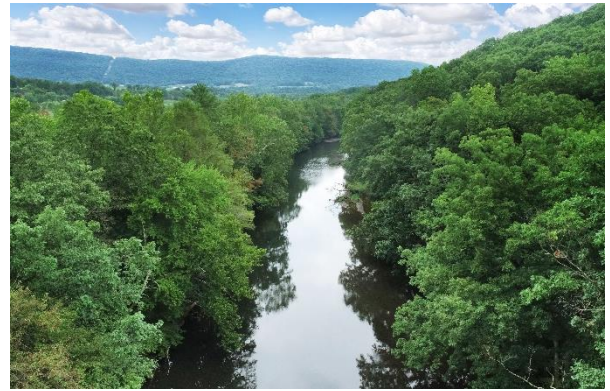


# PUBLIC REAL ESTATE AUCTION

114.44 Acre Farm • Farm Equipment

Saturday October 29, 2022 @ 9:00 A.M. Real Estate @ 11:00 A.M.

432 Swamp Poodle Lane, Herndon, PA 17830- Northumberland County



**Directions:** From Sunbury at the Rt. 147 bridge take Rt. 147 S for 9.6 mi. Slight L onto Herndon Bypass Rd. In 1.3 mi. R on Stump Ln. In 0.4 mi. L on Creek Hill Rd, then R on Swamp Poodle Lane. In 0.7 mi. arrive at the property.

From Millersburg take Rt. 147 N/Market St. In 15 mi. slight L then L to stay on Rt. 147 N. In 4.1 mi. sharp R on Herndon Bypass Rd. In 1.3 mi. R on Stump Ln. In 0.4 mi. L on Creek Hill Rd, then turn R on Swamp Poodle Lane. In 0.7 mi. arrive at the property.

**Property Description:** A "hidden gem" of Herndon! Located at the end of a "no outlet" street, is a secluded & unoccupied 114.44 acre farm, with panoramic mountain views, sprawling level to sloping fields, and approx. 1/2 mile of frontage on Mahanoy Creek. Approx. 70 acres of open ground, including a 5 acre vineyard. The wooded areas have not been recently logged. 40'x 155'x 16' pole building with a concrete floor, large garage doors, huge solar system, outdoor wood furnace and unfinished 2-story living quarters on the one end. Oversized wine cellar. Abandoned single wide home with large addition. Great soils, Class 1, 2 & 3. With a little "sweat equity" this true "diamond in the rough" will surely appeal to both farmers and hunters/outdoors men.

**Open House Dates:** Fri. Sept. 30, 1-3 P.M. & Tue. Oct. 4, 5-7 P.M. For more details or a private showing call Meryl at 717-629-6036.

**Terms:** Settlement on or before December 29, 2021. \$75,000.00 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:** \$5,399.38

**Attention Realtors:** 1% Broker Participation offered to Realtors with a buyer, your buyers must be preregistered.

**Auctioneer's Note:** Personal property/farm equipment has been added to this auction. See future ads for details.

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

**BEILER-CAMPBELL**  
AUCTION SERVICES



AY# 002026

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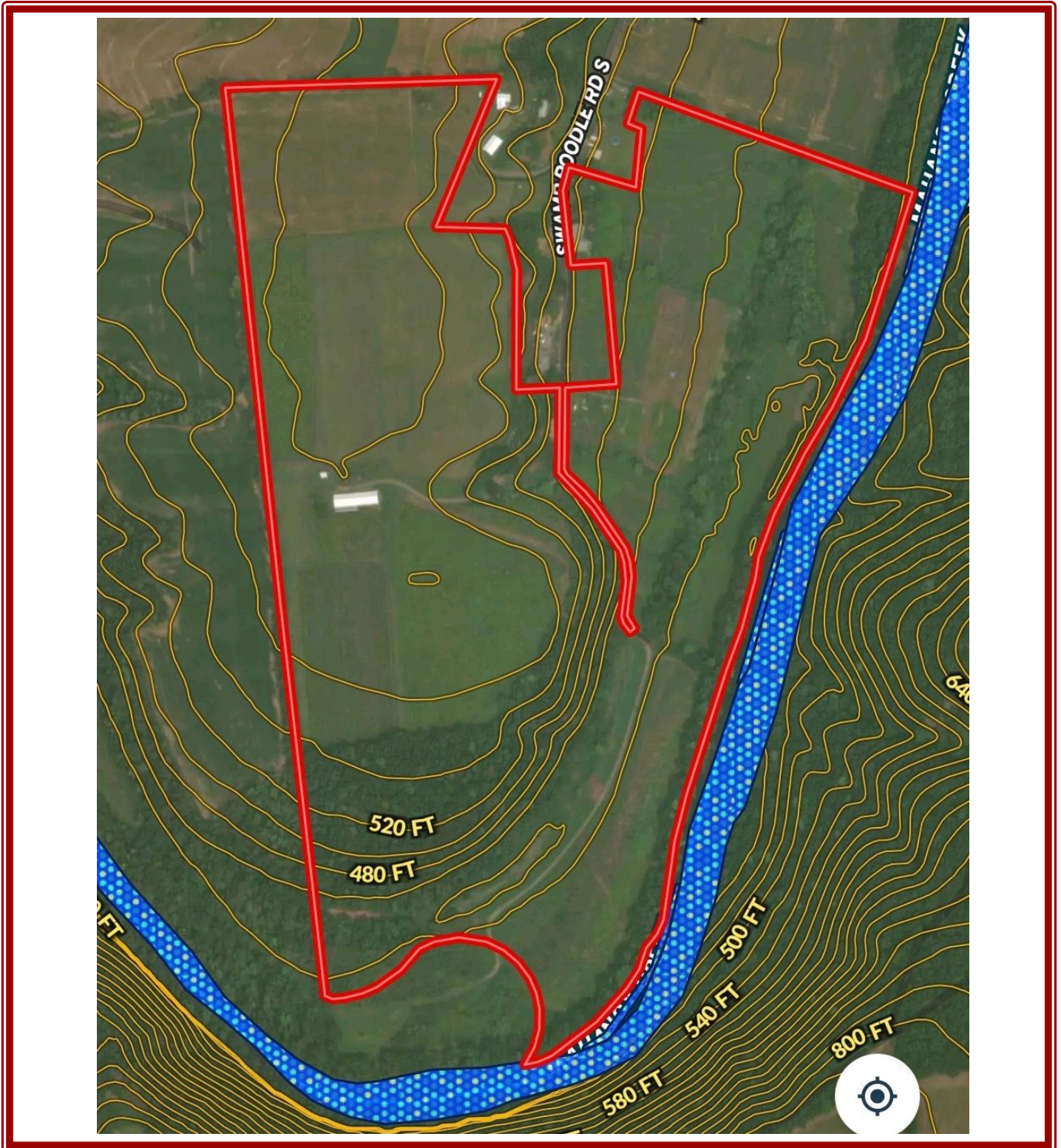
**Auctioneer:** J. Meryl Stoltzfus

Ph. 717-629-6036 AU#005403

**Seller:** MLSF II, LLC







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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**Auctioneer: J. Meryl Stoltzfus**  
**Ph. (717) 629-6036 AU#005403**  
**Seller: MLSF II, LLC**

