

SCHUYLKILL COUNTY LAND AUCTION

504.4 Acres Woodland • 3 parcels • Prime Hunting Land
Mountain Views • Road Frontage • Stream • Hardwoods
Saturday November 5, 2022 @ 12:00 Noon

00 Rattlin Run Rd., Brandonville, PA 17967- Schuylkill County



Directions: From I-81 take exit 124B for PA 61 N. Continue straight onto Lehigh Ave then take PA 924 N for approx. 5 mi. Turn right to stay on PA 924 N. In 2.1 mi. turn left on PA 339 N/PA 924 N/ Main Blvd. In 0.7 mi. turn left on PA 339 N. In 1.1 mi. the property is on the left.

Property Description: Beautiful 504.4 acre tract of woodland located in Brandonville PA. This property is ideal for hunting & recreational activities. Rattling Run Stream flows through a large portion of the property making an excellent water source for wildlife. Property has been timbered in recent years & current hardwood species include Red Oak, White Oak, Hemlock, Maple, Birch, Pine & more! ATV trails throughout the property. Road frontage along Rt 339 & Rt 924 making for nice access to the different parcels. Excellent hunting area and this property is known to hold large mature white tail buck. Great opportunity to purchase recreational woodland! New buyers will have immediate access for hunting. This property will be offered in 3 individual parcels. 1 hr. & 30 min. to Lancaster and 1 hr. from Scranton & Wilkes Barre.

Auction Parcel 1: This is a beautiful parcel that has 303.8 acres & Rattling Run Stream flows through it. Has Road frontage along Rt 339 & 2 main entrances. Terrain is mostly level to sloping.

Auction Parcel 2: This parcel is 140.1 acres & has road frontage along Rt 924. Terrain is steeper & lays from the top of the mountain down the side.

Auction Parcel 3: This parcel is 60.5 acres with road frontage along Rt 924. Terrain is steeper to level with part of the property being at the base of the mountain & some on the side. Also has a right-of-way through a portion of it that will give access to Auction Parcel #2.

Open House Dates: Tue. Oct. 11, 12-2 P.M. & Sat. Oct. 15, 11 A.M.- 1 P.M.

Terms: \$50,000 deposit on parcel #1 & \$10,000 deposit each on parcels #2 & #3. Buyer pays 2% transfer tax. Settlement by January 10, 2023. No Buyers Premium. Real Estate taxes to be prorated from settlement day.

Auctioneer's Note: This Auction will be conducted on-site along Rt 339 at one of the red gate entrances. Watch for signs. These parcels will be offered individually & not as the entirety.

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

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AUCTION SERVICES



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Auctioneers: Jake Yoder

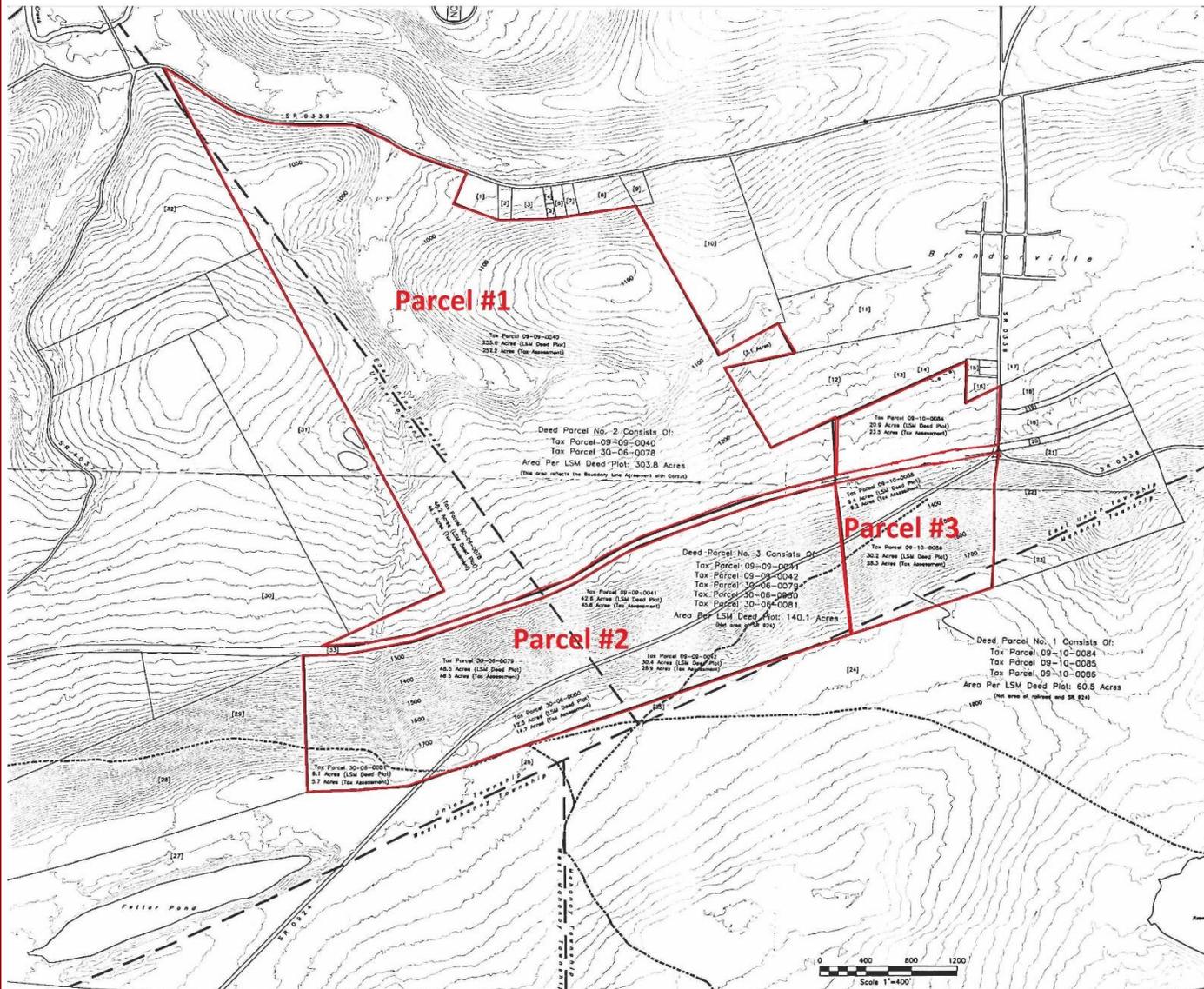
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Attorney: Donald P. Graham Ph.724-776-6644

Seller: Aquillas Peachey





For additional pictures go to www.beiler-campbellauctions.com
 Or www.auctionzip.com ID#29469

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