

# MIFFLIN COUNTY REAL ESTATE AUCTION

Friday, December 9, 2022 @ 3:00 p.m.

40.5 +/- Acres • Older Home and Outbuildings  
Tillable • Woods • Great Hunting

6773 Old Stage Rd McClure, PA 17841 – Mifflin County



**Directions:** From Route 104 turn right onto Troxelville Rd. Continue on Route 235 to Sand Hill Rd. Turn right onto Back Mt. Rd. Turn right onto Stage Rd. which turns into Old Stage Rd. Property is on both sides of the road.

40.5 +/- acres including farmhouse and outbuildings. The land has rolling topography and beautiful views. 20 tillable acres as well as some wooded acres, and lots of wildlife. The 3-bedroom 1300 sq ft house is older, but would be perfect for a getaway home, investment property, or full-time residence. There is a small bank barn, shed, and a few other outbuildings. Don't miss this opportunity to own this farm in Mifflin County!

**Mifflin County – Decatur Twp**

**Enrolled in Clean & Green – Taxes: \$1747.64**

**Tax ID: 15,11-0112--000**

**Open House Dates:** Tuesday, November 8 from 4-6:00 pm  
Saturday, November 12 from 2-4:00 pm

**Terms:** \$20,000 deposit day of auction. Buyer pays 2% transfer tax. Settlement 60 days or before.

1% Broker participation offered to Realtors with buyers. Realtors must pre-register buyers to receive 1%.

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)

**BEILER-CAMPBELL  
AUCTION SERVICES**



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[www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) • 888-209-6160

**Auctioneers:** Jake Yoder AU #005851

Ph. (717)513-5386

Matt Bergey AA #019473

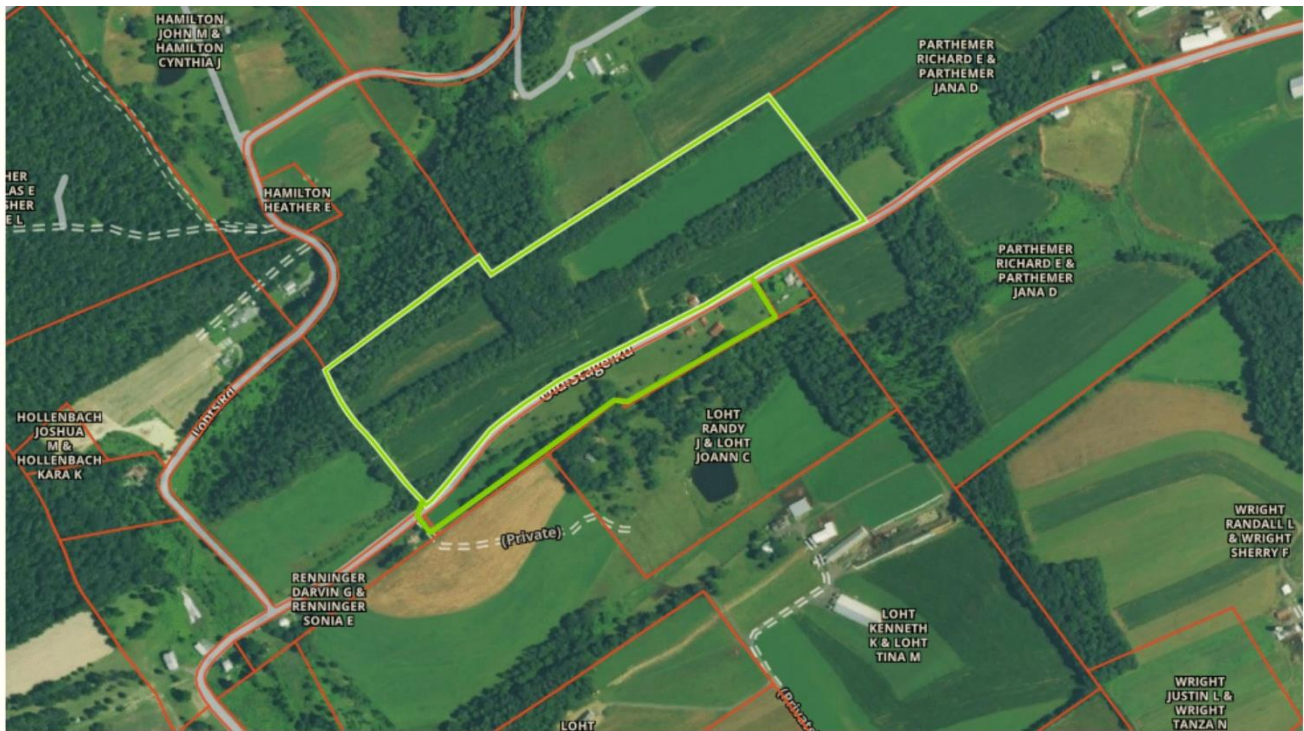
Ph. (570)412-0304

**Attorney:** Jeremiah Runkle

Ph: (570)837-0086

Sellers: James & Carli McCloskey





Aerial is deemed to be accurate but not guaranteed. This is not a survey.

For more information, pictures and forms go to: [www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) or [www.auctionzip.com](http://www.auctionzip.com) or [www.GoToAuction.com](http://www.GoToAuction.com)

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