

# PUBLIC REAL ESTATE AUCTION

Cabin on 31+/- Acres • Borders State Game Land  
Saturday April 1, 2023 @ 11:00 A.M.

877 Stony Fork Creek Rd. Wellsboro, PA 16901- Tioga County



**Directions:** From Rt. 6 in Wellsboro follow Main St. for 0.9 mi. Turn left on Kelsey St./Rt. 3007. In 6.9 miles slight left on Stony Fork Creek Rd. In 1.8 mi. the property will be on the left.

**Property Description:** 31.43 wooded acres located in Tioga County, PA. Bordering Tioga State Forest (160,000 acres). Across the road from East Branch Stony Fork Creek and the locally famous "ice hole". Close to Stony Fork Creek Campground. Approx. 15 min. drive from PA Grand Canyon, and the historic town of Wellsboro. Double wide home with extensive remodeling. Including, vinyl log siding, vinyl stone skirting panels. Interior has all new flooring, fresh paint and more. Propane fireplace, wrap around porch, 4 bedrooms. Kitchen stove, washer & dryer included. Currently used as a cabin, however it is suitable for a permanent residence as well. 24'x32' heated & insulated detached garage, paved driveway, security system, Propane forced air & central air. Property has not recently been logged. Think short term vacation rentals, plus excellent hunting, fishing, extensive hiking, and biking. Incredible sightseeing in one of the most scenic areas of the Pennsylvania mountains.

**Open House Dates:** Sat. Mar. 4, 11 A.M.-1 P.M. & Fri. Mar. 17, 1-3 P.M. For more details or a private showing call Meryl @ 717-629-6036.

**Terms:** Settlement on or before June 1, 2023. \$25,000.00 down payment on the day of the auction. Buyer to pay 4% buyer's premium. Buyer's premium plus hammer price equals contract price. 2% transfer tax to be split equally by the buyer and seller. Real Estate taxes to be prorated from settlement day. Property is subdivided in 5 parcels totaling 31.43 acres. To be sold by its entirety.

**Annual Property Taxes:** \$3,761.95 Enrolled in Act 319 Clean & Green.

**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

BEILER-CAMPBELL  
AUCTION SERVICES



AY# 002026

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

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

**Sellers:** Jay & Regina Martin





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

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

**Auctioneer: J. Meryl Stoltzfus**  
**AU#005403 Ph. 717-629-6036**  
**Sellers: Jay & Regina Martin**

