

# **ABSOLUTE MIFFLIN COUNTY FARM AUCTION**

## **Friday Evening May 26, 2023 @ 6:00**

### **90+/- Acres • Woodland • Tillable • Streams**

### **Mature Timber • Older Home • Recreational**

**599 & 667 Summit Rd, McClure PA 17841 – Mifflin County**



**Directions:** From Lewistown take 522 N for 11 miles then turn right onto Summit Rd. Property will be on the left.  
(Watch for auction signs.)

Attractive 90+/- acre farm & woodland property with many desirable features. Property has excellent water source with several year-round streams. Combination of tillable & woodland acres making it an ideal recreational property. Approximately 65 acres wooded & 25 acres tillable. Woodland has not been timbered in 20+ years. Nice variety of hardwood trees. Has very nice mountain views on the upper part of the property. Has an old home with private septic & spring fed water & an old mobile home with private septic & well. Located close to PA State Gamelands. Over 2,000 feet of road frontage along Summit Rd. Terrain is level to sloped. Property will be sold at absolute auction to the highest bidder. Come prepared to buy! Only 50 min from State College. 1 hour & 10 min to Harrisburg. 1 hour & 45 min to Lancaster.

**Open House Dates:** Friday April 28, from 1PM to 3PM

Saturday May 13, from 10AM to 12 noon

**Terms:** \$30,000 deposit day of auction. Buyer pays 2% transfer tax. Settlement by July 28, 2023 or before.

**Annual Taxes:** \$5,125.00 Property is not in Clean & Green.

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**



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

**Auctioneer:** Jake Yoder AU #005851

Ph. (717)-513-5386

**Attorneys:**

Seth Mosebey (717)-535-2100

Daniel Searer (717)-242-5250





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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