

FULTON COUNTY WOODLAND AUCTION

Saturday September 2, 2023 @ 11:00AM

346.10 Acres • 2 Parcels • Prime Recreational Land
Stream • Hunting • Hardwoods

00 Buck Valley Rd, Warfordsburg PA 17267- Fulton County
00 Black Oak Rd, Warfordsburg PA 17267- Fulton County



Directions: From Rt I-70 W take Warfordsburg exit 168. Turn right onto Buck Valley Rd. Property will be on the left. Watch for signs!

346 acres of prime recreational land located just off of Rt 70 in Fulton County. This property will be offered auction day in 2 individual parcels. Both parcels have road frontage & established roads/atv trails throughout. Have been timbered recently but have a variety of hardwood species including white oak, red oak, chestnut oak, & pine. Stream runs through both parcels providing water source for wildlife. Excellent opportunity to purchase your own parcel of woodland for hunting or other recreational activities! New buyers will have immediate access for hunting. Located just minutes from Hancock MD! 30 minutes to Hagerstown. 2 hours from Lancaster. 1 hour & 40 min to Baltimore & Washington DC.

Auction Parcel #1. 178.9 Acres- Access off of Buck Valley Rd

Auction Parcel #2. 167.2 Acres- Access off of Black Oak Rd

Annual Taxes Parcel #1: \$476.31 (property is in Clean & Green)

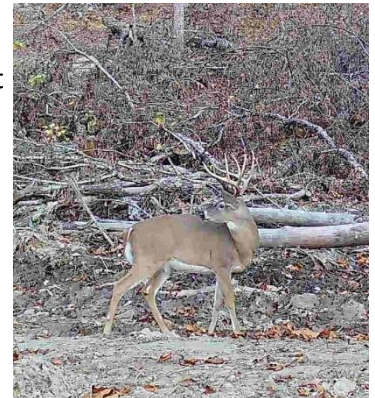
Annual Taxes Parcel #2: \$445.15 (property is in Clean & Green)

Terms: \$30,000 deposit day of auction per parcel. Buyer pays 2% transfer tax. Settlement by October 27, 2023 or before.

Open House Dates: Tuesday August 1, from 1-3

Saturday August 5, from 10-12

For more information contact Jake Yoder 717-513-5386 or Garrick Eby 717-816-8953.



Auctioneers Note: Auction & open houses will be conducted at auction parcel #1 off of Buck Valley Rd. Watch for signs!

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

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AUCTION SERVICES



AY# 002026

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Auctioneer: Jake Yoder AU #005851

Ph. (717)-513-5386

Attorney: Seth Mosebey

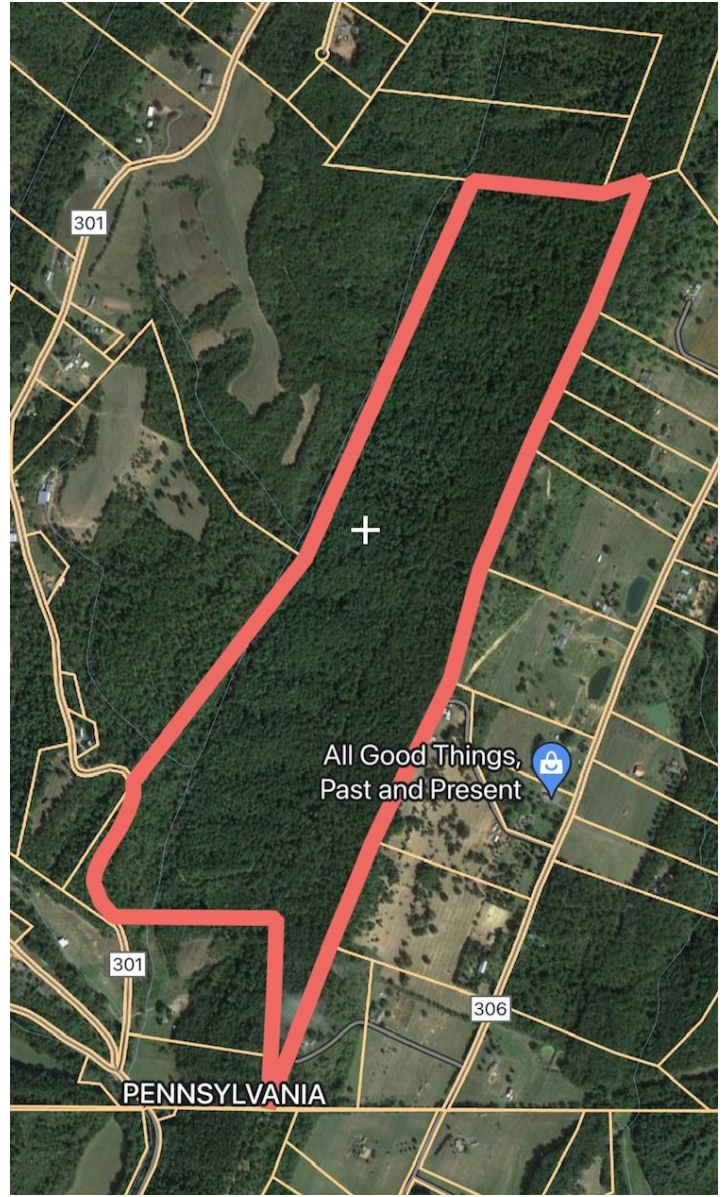
Ph: (717)-535-2100



Auction Parcel #1 178.9 Acres



Auction Parcel #2 167.2 Acres



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 or www.auctionzip.com or www.GoToAuction.com

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