

PUBLIC REAL ESTATE AUCTION

5.76 Acres w/Cabin & Outbuildings
Sat. September 16, 2023 @ 11:00 A.M.

330 Black Log Rd, Orbisonia, PA 17243- Juniata County



Directions: From Orbisonia take US 522 S approx. 1.5 mi. Turn left on Blacklog Valley Rd. and follow 12 mi. to property on the right. From Mifflintown, Take Rt. 35 S to Reeds Gap, turn right on Black Log Rd and follow 11 mi. to property on the left

Property Description: A 5.76 acre property located in scenic Blacklog Valley of Juniata County. Within 600 yds. of Tuscarora State Forest (15,000 acres) and directly across from the trout stocked, Blacklog Creek. The land itself is a mix of open fields and picturesque wooded areas, creating a balance of space and natural beauty and providing plenty of space for activities and picnics. A very relaxing mountain stream continually flows past the cabin. A functional & well maintained 3 bedroom cabin with a well & septic, oil forced air heat, screened in porch and more. Appliances and king-size Craftmatic bed included. Several out buildings & a detached root cellar.

Open House Dates: Tue. Aug. 22, 5:30-6:30 P.M. & Sat. Aug. 26, 1-2 P.M. For more details or a private showing call Meryl @ 717-629-6036.

Terms: Settlement on or before November 16, 2023. \$15,000.00 down payment on the day of the auction. 2% transfer tax to be paid by the buyer. Real Estate taxes to be prorated from settlement day.

Annual Property Taxes: Approx. \$1,000

Attention Realtors: Broker Participation offered to Realtors with a buyer, your buyers must be preregistered.

For additional pictures go to www.beiler-campbellauctions.com or www.GoToAuction.com or www.auctionzip.com ID# 23383

BEILER-CAMPBELL
AUCTION SERVICES



AY# 002026

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

Sellers: Esther Mae Sprenkle
& the Late D. Fred Sprenkle, Sr.





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