

# JUNIATA COUNTY WOODLAND AUCTION

## Friday Evening October 13, 2023 @ 6:00

### 39.53 Acres • 2 Parcels • Timber

Property Address: 00 Sand Valley Rd, Richfield PA 17086 – Juniata County

Auction Address: 17062 Rt 35, Richfield PA 17086



**Directions:** From Rt 35 in Richfield take Evendale Hill Rd then left on Sand Valley. In approximately 1 mile property will be on the left. Watch for signs!

**Parcel #1.** 29.73 Acres Woodland (per survey)

**Parcel #2.** 9.80 Acres Woodland (per survey)

39.53 acres of woodland located just outside of Richfield in Juniata County. Ideal parcels for recreational use. A light timber cut was completed last year on part of the properties & there is still some mature timber. Parcel #1 has some nice views at the top of the ridge overlooking Rt 35 & Parcel #2 is on the sand valley side of the ridge. Right-of-way access is off of Sand Valley Rd to these parcels. Excellent opportunity to buy woodland in a nice location!

**Terms:** 15,000 deposit for parcel #1, 10,000 deposit for parcel #2

Settlement by November 30, 2023 or before. Buyer pays 2% transfer tax.

**Annual Taxes: Parcel #1 \$248 (not in Clean & Green), Parcel #2 \$92 (not in Clean & Green)**

For more information or private showing contact John Gingrich.

Cell (717)-350-3896 Home (717)-694-3256

**Auctioneers Note:** Excellent opportunity to purchase woodland in a desirable location! These parcels will be offered individually & as entirety. Auction for both parcels will be held at 17062 Rt 35, Richfield PA 17086.

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)

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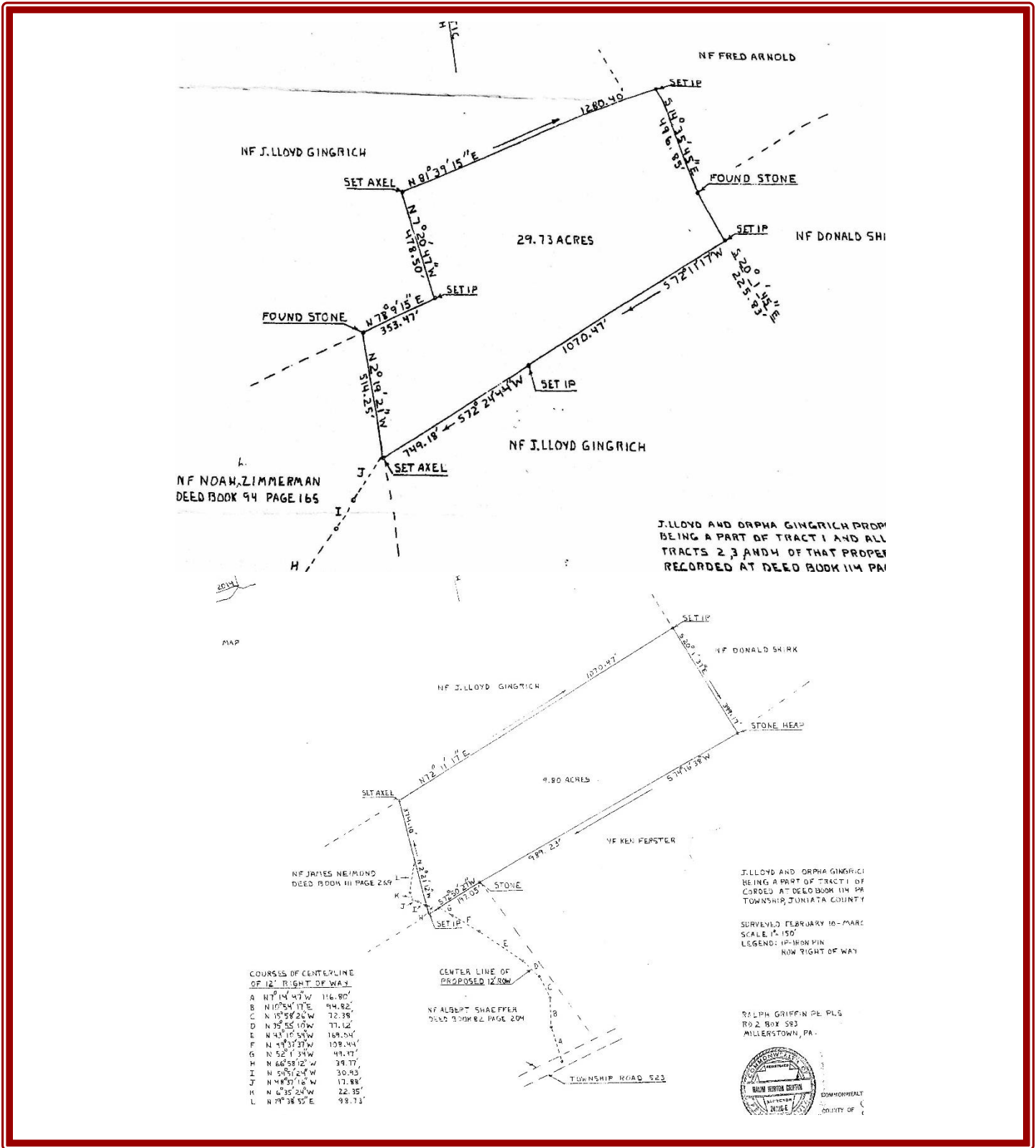
**Auctioneer:**

**Jake Yoder AU #005851**

**Ph. (717)-513-5386**

**Seller: J. Lloyd Gingrich Estate**





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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