

# PUBLIC REAL ESTATE AUCTION

Multi-Parcel Auction • 145+/- Acres w/ 2 Story Home & Outbuildings  
Saturday November 4, 2023 @ 11:00 A.M.

6763 Fording Rd, Three Springs, PA 17264- Huntingdon County



**Directions:** From Three Springs take PA 994 E (Church St.). In 1.3 mi. turn left on PA 655 S. In 4.6 mi. slight left on Fording Rd. The property is on the left.

**Property Description:** 145 acre farm/wooded property, can be purchased by its entirety or as individual parcels. Perk & probe tests have been completed on all lots. 40+/- acres open ground the balance wooded. Approx. 5 min. drive to a State Game Land 121 (2,232 acres) parking area. Within 30 mins. of Lake Raystown Resort.

**Lot#1.** 56.9 acres w/ an older 2 story farmhouse and outbuildings. Needs TLC. Approx. 3,000 ft. of frontage on Sideling Hill Stream. 27+/- acres tillable land. Estimated R/E Taxes: \$2,500

**Lot#1-A.** 26.9 acres vacant land, w/ impressive panoramic views. Approx 9 acres of open ground the balance wooded. Spring feed tributary stream. Easy access with plenty of road frontage. Estimated R/E Taxes: \$550

**Lot#1-B.** 13.6 acres, all wooded lot with great potential as a building lot for a cabin or home with nice views. Estimated R/E Taxes: \$300

**Lot#1-C.** 47.6 acres, all wooded lot would make an excellent hunting/recreational property. A nice mix of terrain. Potential cabin or home building sites that would have nice views. Spring feed tributary stream. Plenty of road frontage on paved twp. road. Estimated R/E Taxes: \$950

**Open House Dates:** Sat. October 14, 1-2 P.M. & Tue. October 17, 5:30-6:30 P.M. For more details or a private showing call Meryl @ 717-629-6036. **Terms:** Settlement on or before January 4, 2024. Lot 4 (lot with home) \$20,000 down payment, all other parcels are \$10,000 down payment per parcel on the day of the auction. Real Estate taxes to be prorated from settlement day. 2% transfer tax to be paid by the buyer. The property will be sold price per acre. High bidder's choice of lot(s).

**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

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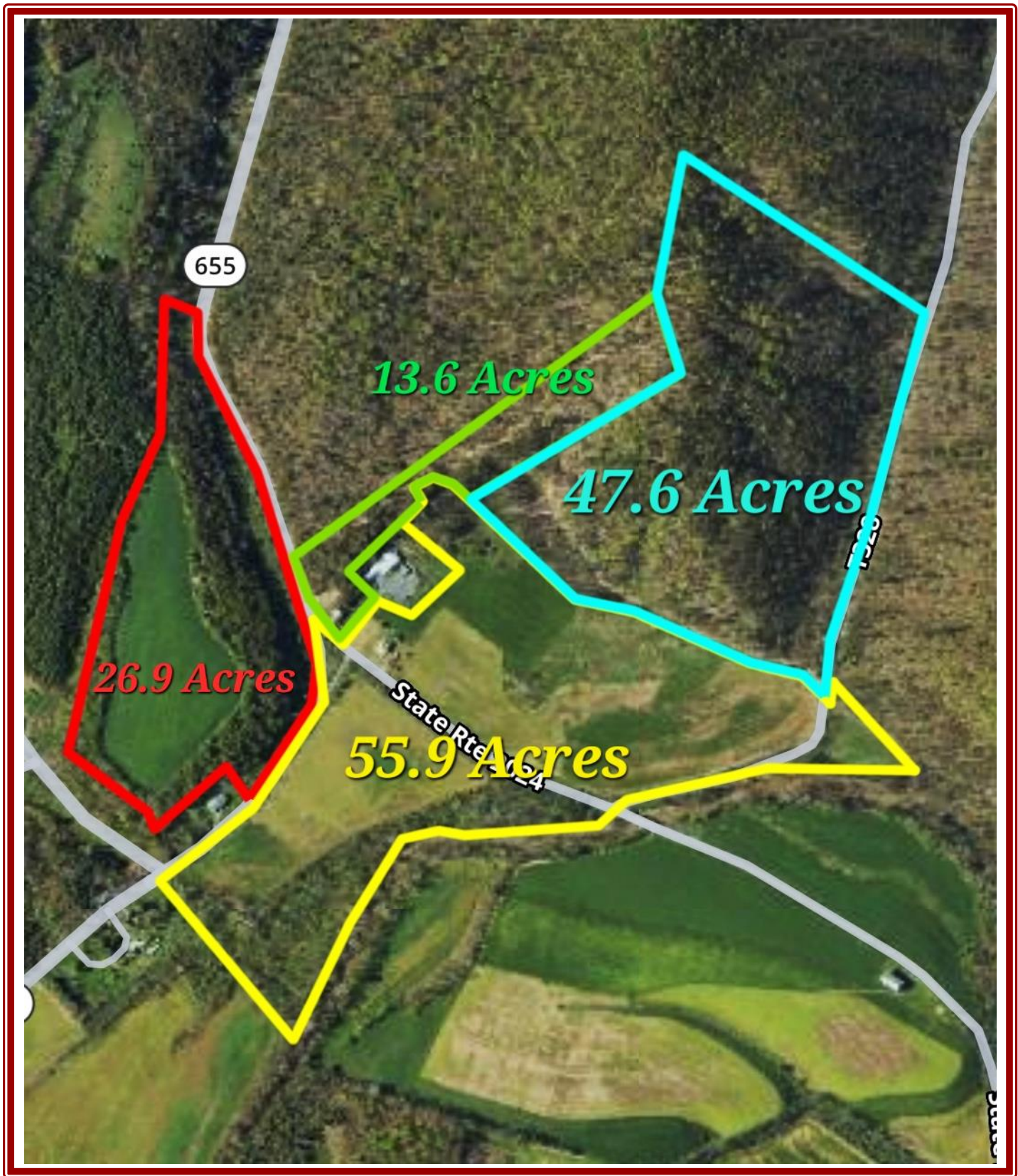
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**Auctioneer:** J. Meryl Stoltzfus  
**AU#005403 Ph. 717-629-6036**



**Sellers:** M&J Land Acquisitions, LLC





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