

# CLINTON COUNTY REAL ESTATE AUCTION

Saturday, June 1, 2024 @ 11:00 a.m.

317.7+/- acres being offered in 2 parcels or as a whole

Parcel 1 – approx. 201.7 acres

Parcel 2 – approx. 116 acres with small cabin

420 Hanslovan Ln Pottersdale PA • Clean & Green taxes approx. \$2321



**Directions:** From Keating Karthus Rd take Hanslovan Lane south to property.

317.7+/- total acres in a secluded location in Clinton County, West Keating Twp. The property will be offered in two parcels and also in its entirety. OGMs are reserved on both parcels.

- Parcel one is approx. 201.7 acres of land with a pond and a beautiful setting. Some open areas and evergreen forests good for wildlife habitat. Elk, deer, bear, & turkey around.
- Parcel two features approx. 116 mostly wooded acres and a nice off-grid cabin built in 2007 at the end of a gated private road. It has rolling topography, a small spring-fed pond, and great hunting. Property has a perc test and a Generac generator. The cabin is plumbed but the septic has not been installed. Propane heat, woodstove, and a walk-out basement.

**Open House Date:** April 23, 2024 from 3:00 - 5:00 p.m. and April 27, 2024 from 10:00 a.m. - Noon

**Terms:** 70,000 deposit day of auction for whole property. \$40,000 deposit if purchasing only one parcel. Buyer pays 2% transfer tax. Settlement 60 days or before.

**Attention Realtors:** 1% Broker participation offered to Realtors with buyers. Realtors must pre-register buyers at least 48 hours prior to the auction. All information is deemed to be accurate but not guaranteed.

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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AUCTION SERVICES



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**Auctioneers:**

Matt Bergery AA #019473 Ph: (570)-412-0304

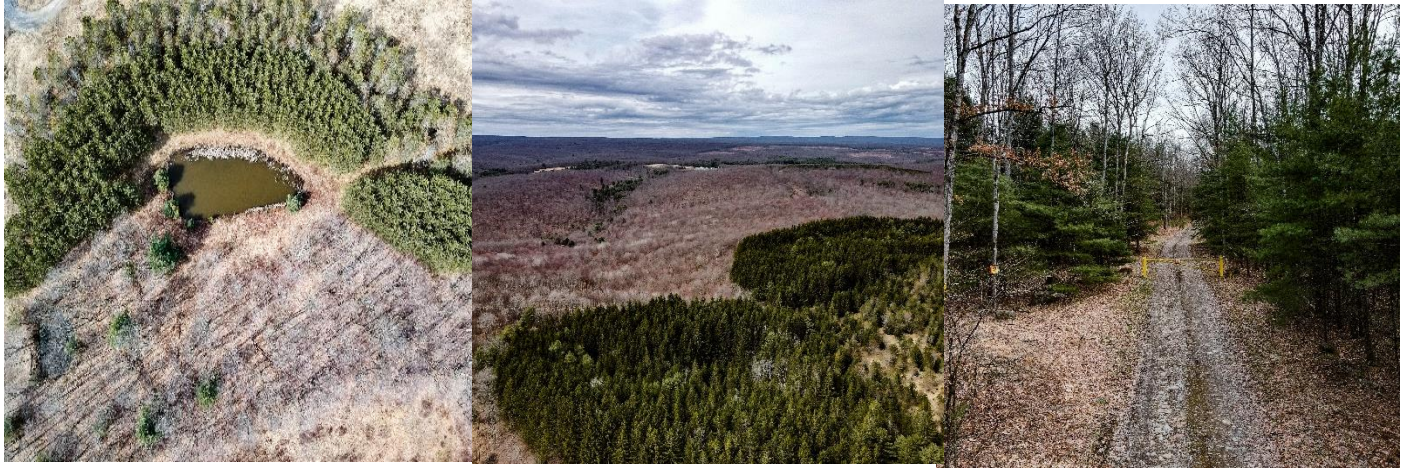
Jake Yoder AU #005851 Ph: (717)-513-5386

Attorney: Frank S. Miceli, Esq

Ph: (570)748-4059

Seller: Joseph & Barbara Byler





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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