

SNYDER COUNTY FARMLAND AUCTION

Friday, November 1, 2024 @ 1:00 PM

121 Acres • Prime Tillable Land • 2 Parcels

Parcel 1: 98 Acres Parcel 2: 23 Acres

00 Clifford Rd, Selinsgrove, PA 17870



Parcel 1



Parcel 2



Directions: From 522 take University Ave to 98 Acres on the right. Watch for signs!

Parcel 1: Attractive & very desirable prime tillable farmland consisting of 98 +/- acres with high producing soil. This parcel has right of way access off University Avenue. Adjacent to Parcel 2. Located just outside of Selinsgrove & close to Rt 522. Has access to public sewer.

Parcel 2: This is a beautiful parcel of prime tillable farmland consisting of 23 +/- acres. Road frontage along Clifford Rd & borders parcel 1. Located just outside of Selinsgrove & in an excellent location!

Open House Dates: Saturday October 5, from 10-12
Thursday October 10, from 1-2

Terms: \$50,000 deposit on parcel 1 & \$30,000 deposit on parcel 2 day of auction. Buyer pays 2% transfer tax. Settlement by December 20, 2024 or before.

Annual Taxes Parcel 1: \$2781.00 (not enrolled in Clean & Green)

Annual Taxes Parcel 2: \$609.00 (not enrolled in Clean & Green)

Zoning: Ag Conservation

For more information contact Matt Bergey @ 570-412-0304 or Jake Yoder @ 717-513-5386

Auctioneers Note: Rare opportunity to purchase prime farmland with high producing soil just outside of Selinsgrove. These parcels will be offered individually only. Auction will be held at parcel 2 off Clifford Rd. Watch for auction signs & do not miss this one!

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AUCTION SERVICES



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Auctioneer: Jake Yoder AU #005851

Ph. (717)-513-5386

Matt Bergey AA #019473

Ph. (570)-412-0304

Seller: Jeffrey & Karen Cook





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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