

SNYDER COUNTY FARM AUCTION

Friday, November 22, 2024 @3:00 PM
56 Acres • Home & Outbuildings • Orchard
Woodland & Tillable • Road Frontage

11753 Stage Rd, McClure, PA 17841



Directions: From 522 S in Beaver Springs turn right on Ridge Rd. Go for .9 mi then turn right onto Stage Rd. In 3 mi property will be on the right. Watch for signs!

56-acre farm featuring a 7 bedroom 1 bathroom home (home has no wiring) & numerous outbuildings. Outbuildings include a 52x72 main barn, 40x100 equipment shed, 19x21 fruit stand, 13x20 woodshed, & 10x12 icehouse. Farm has operating orchard with 1400 fruit trees. Remaining acreage has some woodland but is mostly open land that is fenced in pasture but could also be tillable. Plenty of road frontage along Stage Rd. Located 5 minutes outside of Beaver Springs. Approximately 30 minutes to Selinsgrove & 1 hour & 45 minutes to Lancaster.

Open House Dates: Saturday October 26 from 10:00-12:00 noon
Tuesday October 29 from 1:00-3:00

Terms: \$35,000 deposit day of auction. Buyer pay 2% transfer tax. Settlement by January 21, 2025 or before.

Annual Taxes: \$3424 (property is not enrolled in Clean & Green)

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

BEILER-CAMPBELL
AUCTION SERVICES



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Auctioneers: Jake Yoder AU #005851

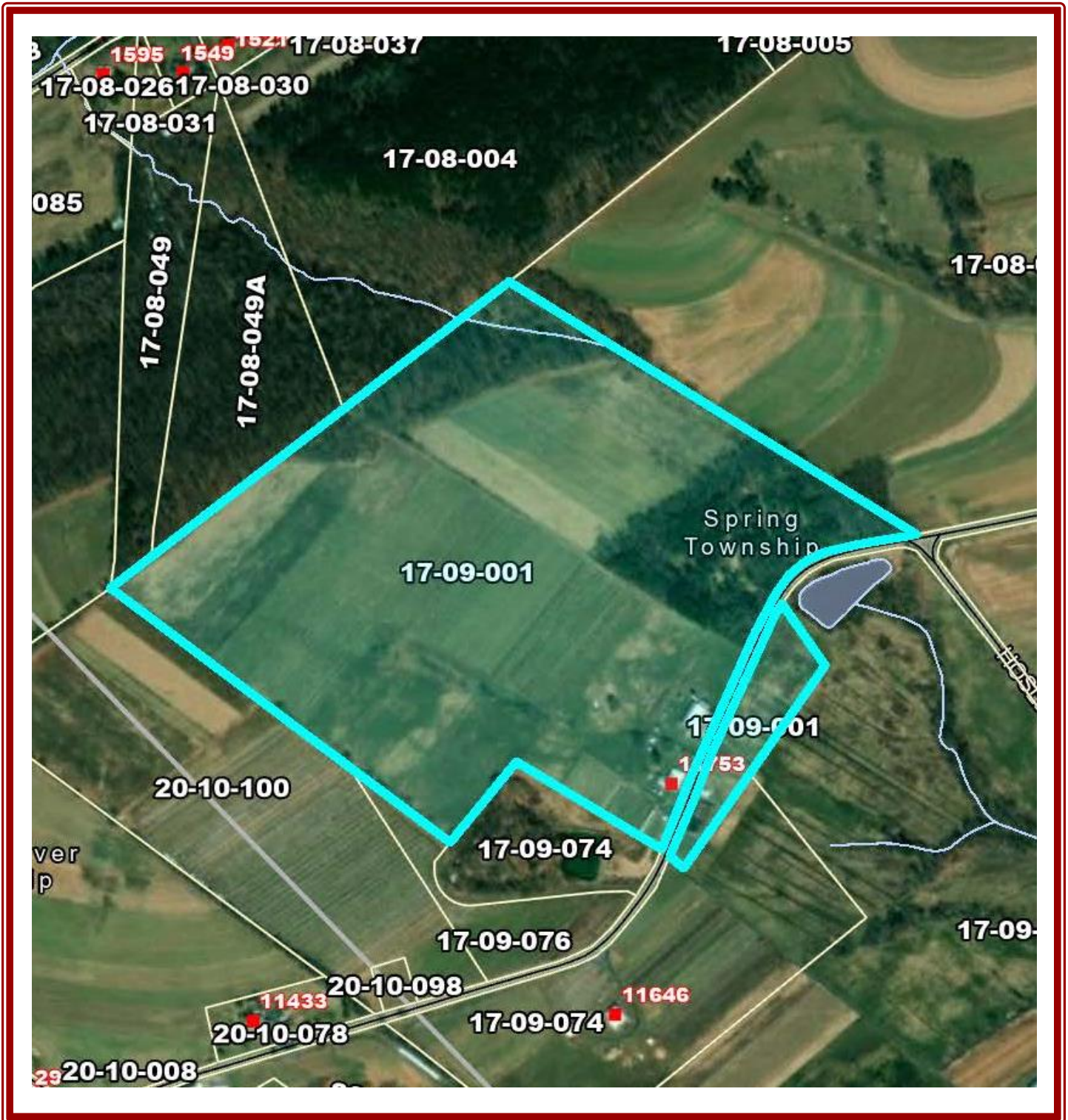
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Attorney: Seth Mosebey Ph. 717-535-2100





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

Or scan the QR code in the bottom right corner.

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