

JUNIATA COUNTY COMMERCIAL REAL ESTATE AUCTION

Thursday, Dec 12, 2024 @9:00 AM Real Estate @12:00

20.65 Acres • Prime Commercial Real Estate
5 Bedroom 2 Bath Home • Retail Store Building
Truck Shop/Garage • Rt 35 Frontage • Loader
Forklift • Truck Accessories & Parts • Shop Items

25533 Rt 35 N, Mifflintown PA 17059 -Weaver Truck Repair



Directions: From 22/322 W take the 35 N exit toward McAlisterville. Turn right on 35 N. Go for 1 mile. Property will be on both sides of the road. Watch for signs! (Weaver Truck Repair)

20.65 Acres prime commercial real estate located in the heart of Juniata County only 1 mile off Rt 322 in Mifflintown! Property features a 5 bedroom 2 bathroom home that was remodeled in 2013. Private septic & well. Wood & electric heat. Buildings include a 29x35 retail store building with additional 11x31 storage/sorting area. Has concrete floor, electric, heat & A/C. A 30x50 truck shop with 15' ceilings & 14'x18' overhead door. Attached 20x38 parts room with office. Shop has 400-amp service with restroom, concrete floor, along with heat & a/c. Shop also has its own septic & well. A 30x48 greenhouse/storage area with concrete floor & electric. Older bank barn by the house & 3 small concrete block buildings with 2 having electric. Current long term billboard lease. 900+ feet of road frontage along Rt 35 with 2 main entrances!

Open House Dates: Saturday November 16 from 10-12

Tuesday November 19 from 1-3

Terms: \$50,000 deposit day of auction. Buyer pays 2% transfer tax. Settlement by February 14, 2025 or before.

Annual Taxes: \$3342 (property is not enrolled in Clean & Green)

Equipment: Pettibone model 8042 loader, foam tires; TCM FG25 Forklift, stick shift, 5000 lb capacity; older 1845C Case skid loader (diesel)

Vehicles: 2000 3500 Chevy LS Express van, 2 seats, towing package, 264,013 mi; 2004 Chevy Malibu parts car approx. 90,000 mi;



Auctioneers Note: This is a liquidation of Real Estate and contents for Weaver Truck Repair. Excellent opportunity to purchase a commercial property with home, store building, shop, & other outbuildings! Starting @ 9:00 with personal property that includes new truck accessories, truck parts, & shop items. Real estate to be offered @ 12:00 noon. Lunch stand provided.

BEILER-CAMPBELL
AUCTION SERVICES



AY# 002026

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Auctioneer:

Jake Yoder AU #005851

Ph. (717)-513-5386

Seller: Richard & Freda Weaver



Truck Parts & Shop Items: variety of new truck lights (some LED); LED turn signal lights; Heated LED headlight; new wiper blades; new hydraulic hoses; misc truck parts; Skids of misc CAT truck parts; 8' alum. 24.5" rims; (2) 110 gal Peterbilt fuel tanks; (2) 70 gal Freightliner fuel tanks; 379 Peterbilt 2000 truck cab; NIB brake valves, exhaust clamps, toggle switches, radiator valves, handles, motor mount kits, slack adjuster; Wilson 2000 truck antenna; new exhaust band clamp; Peterbilt headlamp assembly; Stenco hub caps; New truck mirrors; air powered train horns; stainless steel rear light bar; 12'x32' mini barn; asstd bolts; misc shelving; 135 gal air tank; plastic sign w/letters; 4'x8' commercial sign w/letters; skids of concrete blocks; misc heavy duty chains; new air hoses; 2 bolt bins w/ asstd bolts; Clemco Industries sand blaster model 2452 600 capacity (bottom valve needs rebuilt but works); Le Roi generator w/JD diesel 175 CFM; CPS FX134A (2yrs old); Snap-on battery tester; Shenandoah waste oil shop heater; 80 gal Husky-Pro shop air compressor 7.5 HP motor; hydraulic press; 1" socket set; older 6"x10" band saw; large drill press Central Machinery floor model 0.5 HP; parts washer; 4000 PSI pressure washer single phase; 100' roller w/hose; 3 phase Duetz generator 40KW manual; 13 drawer organizer; new wiring accessory kit w/display; new bungee straps; New custom polishing products w/ display; display rack; retail store shelving; Applied cabinet/organizers; windshield washer fluid; hand & surface cleaning wipes; Diesel cleaner/booster; antifreeze & coolant; transmission fluid; air spring rolling lobe; new chain hooks; lawn lime & fertilizer; new tie-down straps; new filters; rabbit hutch; chicken coop; and more!

Office Supplies: 40" USI lamination machine (new in 2017); commercial Toshiba printer w/folder (needs worked on); office chairs; filing cabinets; misc paper; office desk; and more!

For more information or private showing contact Jake Yoder @ 717-513-5386. For questions on personal property contact Richard Weaver @ 717-543-1430.



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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