

LARGE PUBLIC FARM & WOODLAND AUCTION

Saturday, April 12, 2025 @ 11:00 AM

258 Acres • 4 Parcels • Allensville Area • Prime Tillable Farmland
2 Homes W/Outbuildings • Woodland • Views

11973 Fleming Ln, Mill Creek PA 17060- Huntingdon County



Directions: From Rt 322 take the Belleville/Reedsville exit and turn towards Belleville. Proceed for 17 mi & farm will be on both sides of Rt 655. Watch for signs!

258 acres of prime real estate located along Rt 655 just outside of Allensville PA! 4 parcels varying in size from 20 acres to 112 acres! Excellent opportunity to buy a beautiful farm, prime farmland, or recreational woodland with an outstanding view! A very nice combination of tillable land with some fenced in pasture & woodland. Do not miss this opportunity! Desirable location approx. 10 minutes from Belleville, 18 minutes to Huntingdon, 22 minutes to Lake Raystown Family Camping Resort, 45 minutes to State College, & 2 hours to Lancaster!

Lot 1: Attractive 112.47 acre farm featuring 2 homes with outbuildings & older silo. Main house is spacious with 4 bedrooms, 2 bathrooms, & attached 3 bay garage. 2nd home is smaller with 2 bedrooms & 1 bathroom. Outbuildings include a 32x100 equipment/livestock barn, 10x70 calf barn, 19x44 storage barn & misc smaller buildings. This farm is mostly tillable with some woodland & nice road frontage along Rt 655.

Lot 2: 102.96 acre tract of woodland with road frontage along Rt 655. This parcel has beautiful views of the valley & has recent perc test so it is ready to build if new buyer desires to. Has a small open/tillable field. Excellent parcel for hunting or to build your dream home or cabin!

Lot 3: Prime 20.001 acres of tillable farmland. Road frontage along Rt 655 & has recent perc test! Excellent opportunity to build or continue to use as farmland.

Lot 4: Prime 22.99 acres of tillable farmland. Road frontage along Rt 655 & has recent perc test! Another parcel that has building potential or farmland use!

These parcels will be offered individually & as entirety.

Open House Dates: Tuesday March 18 from 1:00 pm to 3:00 pm

Saturday March 22 from 10:00 am to 12:00 noon

Terms: 10% deposit per parcel day of auction. Buyer pays 2% Pa transfer tax. Settlement by June 12, 2025 or before. New buyers to have immediate access to tillable fields for planting purposes if desired.

Estimated Annual Taxes on Lot 1: \$4940 (Enrolled in Clean & Green)

Estimated Annual Taxes on Lot 2: \$835 (Enrolled in Clean & Green)

Estimated Annual Taxes on Lot 3: \$165 (Enrolled in Clean & Green)

Estimated Annual Taxes on Lot 4: \$190 (Enrolled in Clean & Green)

For more information or private showing, contact Jake Yoder @ 717-513-5386.



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Auctioneer:

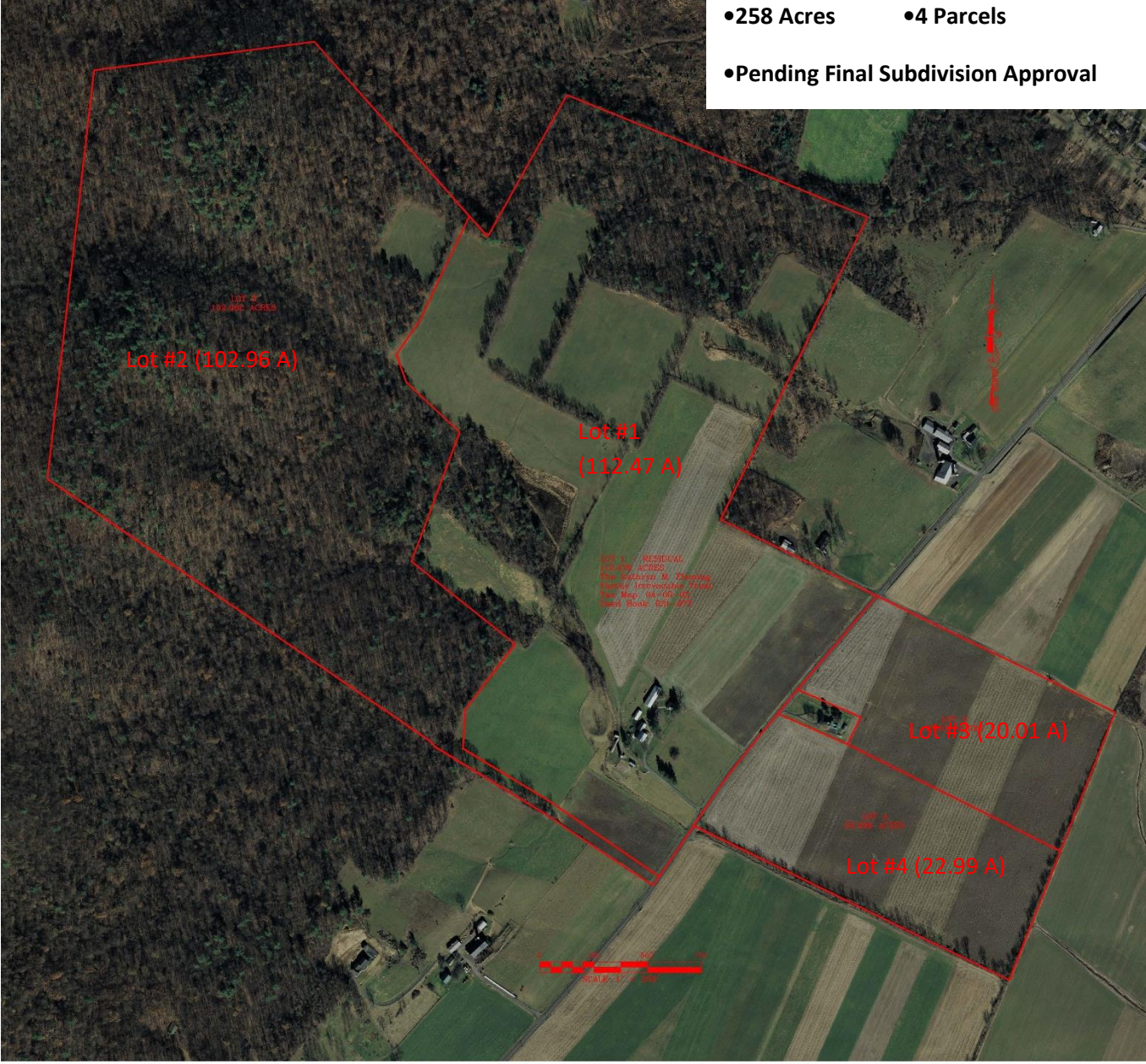
Jake Yoder AU #005851

Ph. (717)-513-5386

Seller: Kathryn M Fleming Family Irrevocable Trust



- 258 Acres •4 Parcels
- Pending Final Subdivision Approval



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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