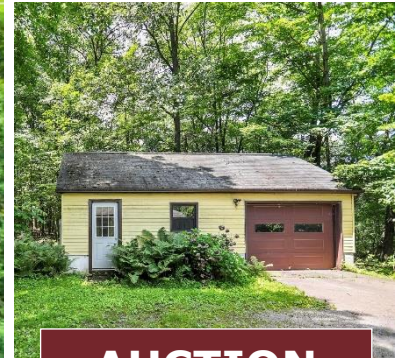


# 2.03 ACRES

# PUBLIC AUCTION

2 BEDROOM 2 BATHROOM | SECLUDED SETTING

**JUNIATA COUNTY**



**AUCTION  
DATE**

Thursday Eve,  
**JULY 31,  
2025**

@ 6:00 PM

**1692 Shirk Rd | Mifflintown, PA 17059**

Directions: From Rt 322 E take the Thompsonstown exit and take Rt 333 E for 3 mi then turn left on Johnstown Rd. In .9 mi turn left on Flint Rd and right on Moore Rd. In .4 mi turn right on Shirk RD. Property will be on the left. Watch for signs!

## PROPERTY FEATURES

- 2.03 Acres
- 2 bedroom 2 bathroom Home
- Detached 1 car garage with office
- Private well
- Private septic
- Partial basement that is unfinished
- Recorded Right-of-way access
- Secluded setting
- Excellent location!
- 7 minutes to Mcalisterville
- 10 minutes to Thompsonstown
- 15 minutes to Mifflintown

Property has a lot of potential! Could be made into a beautiful property & just needs some TLC!

## OPEN HOUSE

Saturday July 19 from 10-12

Tuesday July 22 from 1-3

For more information, call  
Jake Yoder 717-513-5386

## TERMS

\$15,000 deposit day of auction. Buyer pays 2% transfer tax. Settlement by September 30, 2025 or before.

**Annual Taxes: \$1855**

*All information is deemed accurate but not guaranteed.*



**BEILER-CAMPBELL**  
AUCTION SERVICES

beiler-campbellauctions.com • 888-209-6160 AY#002026

## AUCTIONEER

**Jake Yoder**  
AU#005851  
Ph 717-513-5386



## SELLER

**Barbara L Shepler**





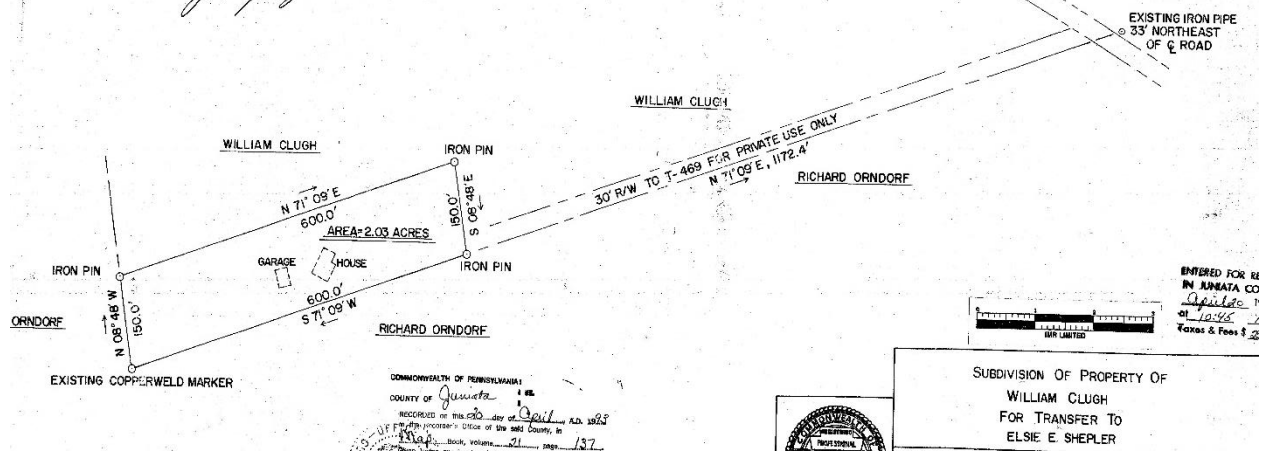
NOT AND DESIRES THE SAME TO BE RECORDED AS SUCH.  
 WITNESS MY HAND AND SEAL THIS 14th DAY OF May 1987  
Paul L. Van Hise, Notary Public  
 KATYFEE TOWNSHIP, BRADY COUNTY  
 MY COMMISSION EXPIRES JAN. 25, 1992  
 Member, Pennsylvania Association of Notaries

ROYAL OF MUNICIPALITY  
 APPROVED THIS 14 DAY OF May 1987 BY THE WALKER  
John S. Wagner  
Harry J. Shepler  
Richard L. Orndorf

WITNESS:  
Richard L. Orndorf

APPROVED THIS 14 DAY OF May 1987 BY THE WALKER  
 TOWNSHIP PLANNING COMMISSION.  
 CHAIRMAN: Howard C. Lutzsch  
 SECRETARY: Ray D. Young

Harry J. Shepler  
 ATTEST: Harry J. Shepler  
 Secretary



For additional photos go to [beiler-campbellauctions.com](http://beiler-campbellauctions.com) or [GoToAuction.com](http://GoToAuction.com) or [auctionzip.com](http://auctionzip.com) ID# 23383



**BEILER-CAMPBELL**  
 AUCTION SERVICES

[beiler-campbellauctions.com](http://beiler-campbellauctions.com) • 888-209-6160 AY#002026

**AUCTIONEER**

**Jake Yoder**

AU#005851

Ph 717-513-5386



**SELLER**

**Barbara L Shepler**