

# 189+/- ACRES

# PUBLIC AUCTION

CABIN | WOODS | FOOD PLOTS | STANDS

FRANKLIN COUNTY



## 0 Burns Valley Road | Doylesburg, PA 17219

Directions: From PA Turnpike I-76, take the Willow Hill exit and turn left onto PA-75 N. Go 11.2 miles and turn right onto PA-274 E. Go 1.2 miles and turn right onto Burns Valley Rd. Go .8 of a mile and continue straight onto Briggs Rd. Continue .3 of a mile and turn right onto Loop Rd. Go .5 of a mile turn right onto Igloo Dr. Continue .3 of a mile to sign on property.

## PROPERTY FEATURES

- 189-acre recreational property in Franklin County, PA
- 5-bedroom, 1-bath off-grid cabin w/ well
- Land is thoughtfully managed for wildlife
- 7 established food plots
- 5 enclosed hunting blinds
- Deer, bear, and turkey are abundant
- Extensive trail system for access across the land
- Adjacent to Tuscarora State Forest on two sides, with 1.4 miles of shared boundary
- Access to 91,165 of additional acres for hunting, hiking and other outdoor adventures
- Near Fowlers Hollow & Big Spring State Parks
- 20 minutes from the Willow Hill Exchange (I-76)
- Under 2 hours from both Lancaster and State College

## OPEN HOUSE

Sat. July 26, 5-7 P.M. &  
Wed. Aug. 13, 5-7 P.M.  
For a private tour call:  
Gerald 717-582-6589  
Meryl 717-629-6036

## TERMS

\$40,000 down payment on the day of the auction. Settlement on or before October 29, 2025. 2% transfer tax to be paid by the buyer. Real estate taxes to be prorated from settlement day.

**Estimated Annual Taxes \$3,193.**

Contact us for quick, convenient financing options, including down payment and bridge loans.

*All information is deemed accurate but not guaranteed*

**AUCTION  
DATE  
Saturday,  
AUGUST 30,  
2025  
@ 3:00 P.M.**

**AUCTIONEER REMARKS** *Escape to your own 189-acre hunting and recreational paradise in the mountains of Central Pennsylvania. This off-grid haven features a cabin with a stunning panoramic view, offering privacy and a true connection to nature. Watching the sun set over Path Valley is a peaceful, relaxing way to end the day!*



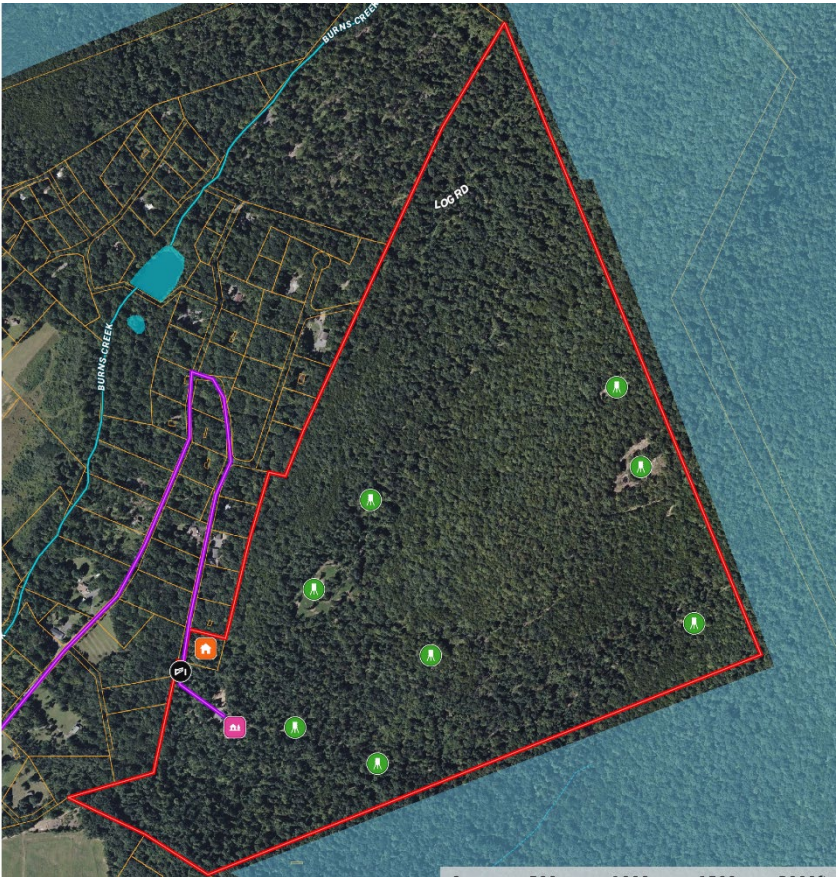
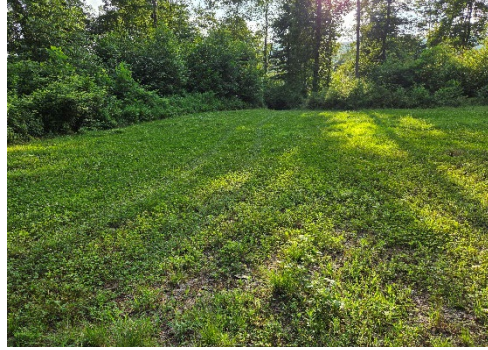
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**AUCTIONEER**  
**J. Meryl Stoltzfus**  
AU#005403  
Ph 717-629-6036



**SELLERS**  
**Alvin Fisher,**  
**John David Lantz,**  
**& Eli Stoltzfus**



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