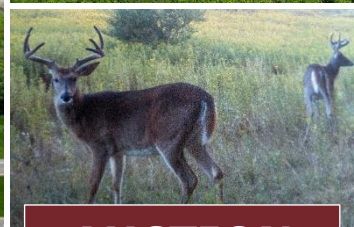


345.54 ACRES

PUBLIC AUCTION

2 PARCELS | WOODLAND & TILLABLE | CREEK FRONTAGE

CHEMUNG COUNTY



00 Christian Hollow Rd | Pine City, NY 14871

Directions: From Elmira take NY 14 S and turn right on Christian Hollow Rd. Property will be on the right. Watch for signs!

PROPERTY FEATURES

PARCEL #1 (Tax ID 118.00-1-5, 118.00-1-4, 108.04-1-13.3, & 118.00-1-3)

- 250.97 Acres w/ newer off-grid cabin
- Mostly woodland with some tillable land
- Road frontage on Christian Hollow Rd
- Driveway runs through the property
- Creek frontage along Seeley Creek
- **Est. Annual Taxes: \$6839.54**

PARCEL #2 (Tax ID 118.00-1-2 & 118.00-1-1)

- 94.561 Acres
- Woodland & tillable land
- Creek frontage along Seeley Creek
- Small pond
- Adjacent to parcel 1 & has right of way access through parcel 1
- **Est. Annual Taxes: \$3304.49**

OPEN HOUSE

Tuesday August 19 from 1-3
Saturday August 23 from 10-12

**For more information contact
Auctioneers!**

TERMS

Day of Auction parcel 1 requires a \$30,000 deposit & parcel 2 a \$20,000 deposit. Closing by November 14, 2025 or before. 5% Buyers Premium. Standard closing costs to be in accordance with Chemung County NY closing costs. New buyer to have immediate access for hunting purposes only if desired.

Crops are reserved for 2025 Harvest.

**AUCTION
DATE
Saturday,
SEPT. 13
2025
@ 11:00 AM**

AUCTIONEERS NOTE: These parcels are in an excellent wildlife area making them ideal hunting properties. Plenty of water source & very nice tillable acreage for food plots or farming. Located just outside of Southport & Elmira NY! Only minutes from PA State Line! Parcels will be offered individually & as entirety on auction day. Beiler-Campbell Auction Services is working in Conjunction with Bontrager Real Estate.



**BEILER-CAMPBELL
AUCTION SERVICES**

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www.bontragerauction.com

AUCTIONEERS

Todd Jantzi (NY Broker)

Ph. (716)-983-8302

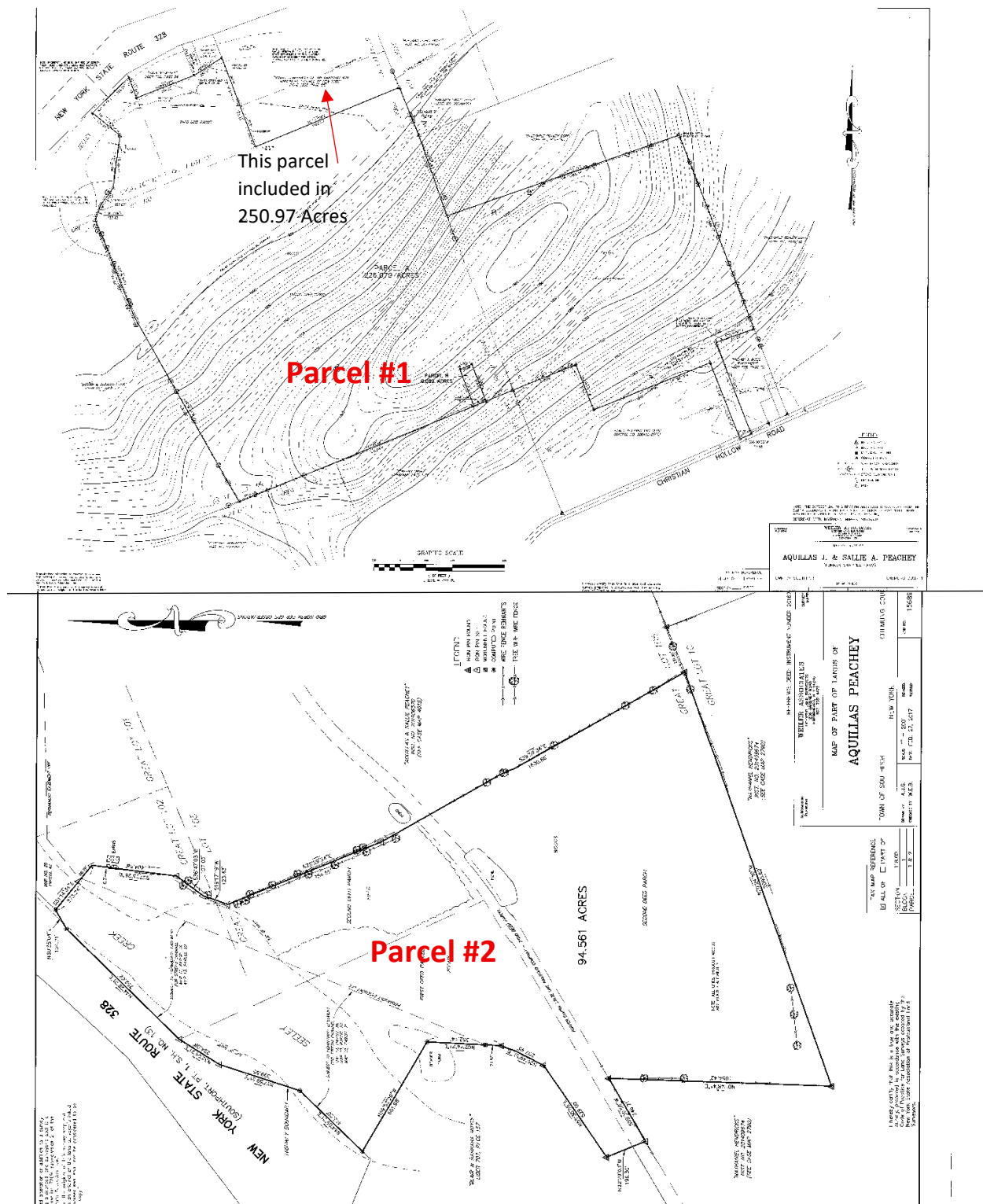
Jake Yoder AU#005851

Ph. (717)-513-5386

Matt Bergey AA#019473

Ph. (570)-412-0304





For additional photos go to beiler-campbellauctions.com or GoToAuction.com or auctionzip.com ID# 23383

345.54 ACRES WOODLAND & TILLABLE LAND WITH CREEK FRONTAGE

Parcel 1: 250.97 Acres

Beautiful tract of mostly woodland with some tillable land. This parcel has road frontage on Christian Hollow Rd & has a nice driveway that runs through the property. Some very nice level tillable fields & frontage along Seeley Creek.

Parcel 2: 94.561 Acres

Another outstanding tract of woodland that is a mixture of woodland & tillable land. Has frontage along Seeley Creek & has a small pond. This parcel is adjacent to parcel 1 & has right of way access through parcel 1.