

195+/- ACRES

PUBLIC AUCTION

HOUSE | POLE BARN | WOODS | TROUT STREAM

BEDFORD COUNTY



553 Warriors Ridge Rd. | Clearville, PA 15535

Directions: From Chaneysville take 326 S for approx. 3.6 miles. Turn left on Blues Gap Rd then right on Warriors Ridge Rd. Go 0.8 mi. to property on right.

PROPERTY FEATURES

- 195-acre recreational property in Bedford County, PA
- 1,634 sq ft ranch-style home with 5 bedrooms, 2.5 bathrooms, and a full basement
- 36' x 64' pole barn w/ electric for equipment or storage
- 190+/- acres of wooded land
- 6 established food plots
- 5 Boonetown enclosed hunting blinds
- Extensive trail network for access across the land
- Town Creek—a stocked trout stream with exceptional water quality—runs through the property
- Hinge cuts and clear cuts enhance habitat diversity
- Abundant wildlife including deer, turkey, and bear
- Located just minutes from Buchanan State Forest, Martin Hill Wild Area, and Green Ridge State Forest

OPEN HOUSE

Sat. July 26, 1-3 P.M.
& Fri. Aug. 15, 5-7 P.M.
For a private tour call:
Gerald 717-582-6589
Meryl 717-629-6036

**AUCTION
DATE**
Saturday,
**AUGUST 30,
2025**

@ 11:00 A.M.

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 \$1,750.

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

All information is deemed accurate but not guaranteed

AUCTIONEER REMARKS *Escape to the great outdoors with this exceptional 195-acre recreational property nestled in the heart of Bedford County, PA. Ideal for a weekend retreat, private hunting lodge, or secluded full-time residence, this property offers privacy, natural beauty, and year-round recreation in a scenic setting. Exceptional opportunity for hunters, anglers, and outdoor enthusiasts!*



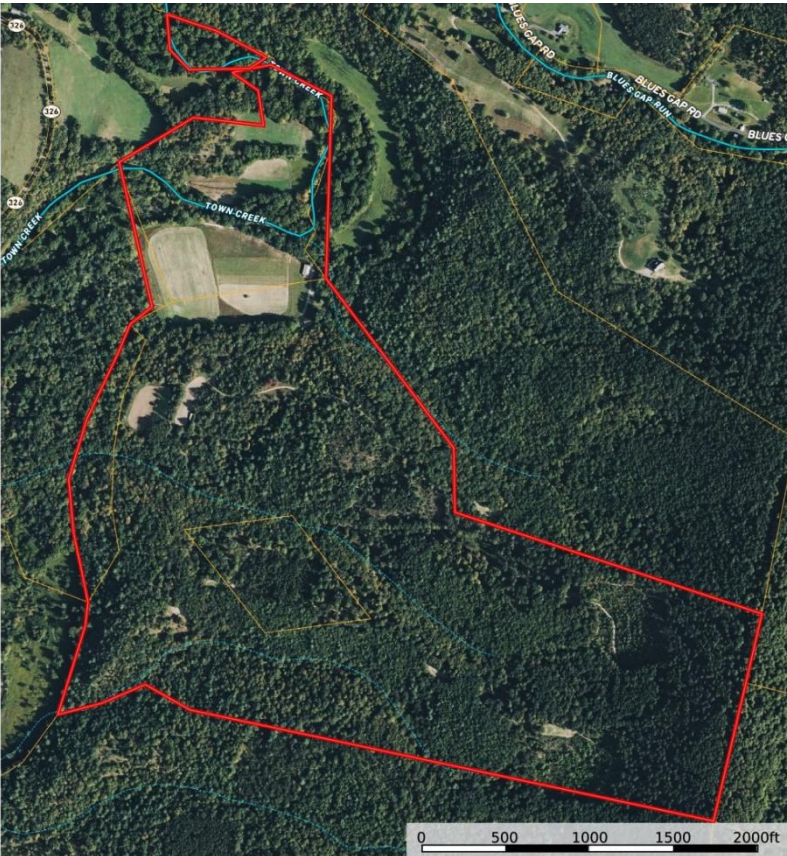
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AUCTIONEER
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SELLERS
**Calvin Fisher &
John R. Fisher**



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