

# 183.4 ACRES

## MULTI-PARCEL AUCTION

FOOD PLOTS | BLINDS | LONG RANGE SHOOTING

CENTRE COUNTY



**00 Upper Polecat Road | Howard, PA 16841**

For GPS use: 240 Upper Polecat Rd. Howard, PA 16841

### PROPERTY FEATURES

- 183.4-acre property in Marsh Creek Valley
- 3 separate parcels, each perc tested
- Lot #1 39.6 Acres, Lot # 2 66.8 Acres, Lot #3 77 Acres
- Flexibility for multiple residences, family retreats, etc.
- 10+ miles of well-maintained trails for riding, ATVs, etc.
- Multiple food plots have been professionally designed by (Sam Holly) Licking Branch Whitetail Management
- 3 enclosed 12-point hunting blinds & 6 double ladder stands, each with its own water hole
- Ridge-top hunting spots with shooting benches – targets/food plots at 500, 600, and 700 yards
- Within minutes of Sproul State Forest, Bald Eagle State Forest, and State Game Lands 92, 255, and 323
- Three miles from Howard Dam/Lake
- 15 minutes to I-80, 30 miles to State College, 2 hours to Harrisburg, and 2.5 hours to Lancaster Co.

### OPEN HOUSE

Fri. Sept. 19, 4-6 P.M. &  
Sat. Sept. 27, 10 A.M.-12 P.M.

For a private tour call:  
Gerald 717-582-6589  
Meryl 717-629-6036

**AUCTION  
DATE**

Tuesday,  
**OCTOBER 14,**  
**2025**  
@ 3:00 P.M.

### TERMS

The property will be sold by the acre with high bidder's choice of tract(s).

**Down Payment:** \$40,000 due on the day of the auction

**Settlement:** On or before December 16, 2025

**Transfer Tax:** 2% to be paid by the buyer.

**Real Estate Taxes:** Prorated from the day of settlement.

**Estimated Annual Taxes:** \$248 (enrolled in C&G)

Convenient down payment and bridge loan options.

**AUCTIONEER REMARKS** *This property offers sweeping views of Bald Eagle Mountain and the surrounding ridges of the Allegheny Plateau. Whether you're seeking a premier hunting retreat (deer, turkey, bear & small game) recreational escape, or simply a place to take in breathtaking views, this property combines natural beauty with thoughtfully designed outdoor amenities. The vistas overlooking Marsh Creek Valley will make you want to stop and soak it all in.*



**BEILER-CAMPBELL**  
AUCTION SERVICES

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### AUCTIONEER

**J. Meryl Stoltzfus**

AU#005403

Ph 717-629-6036

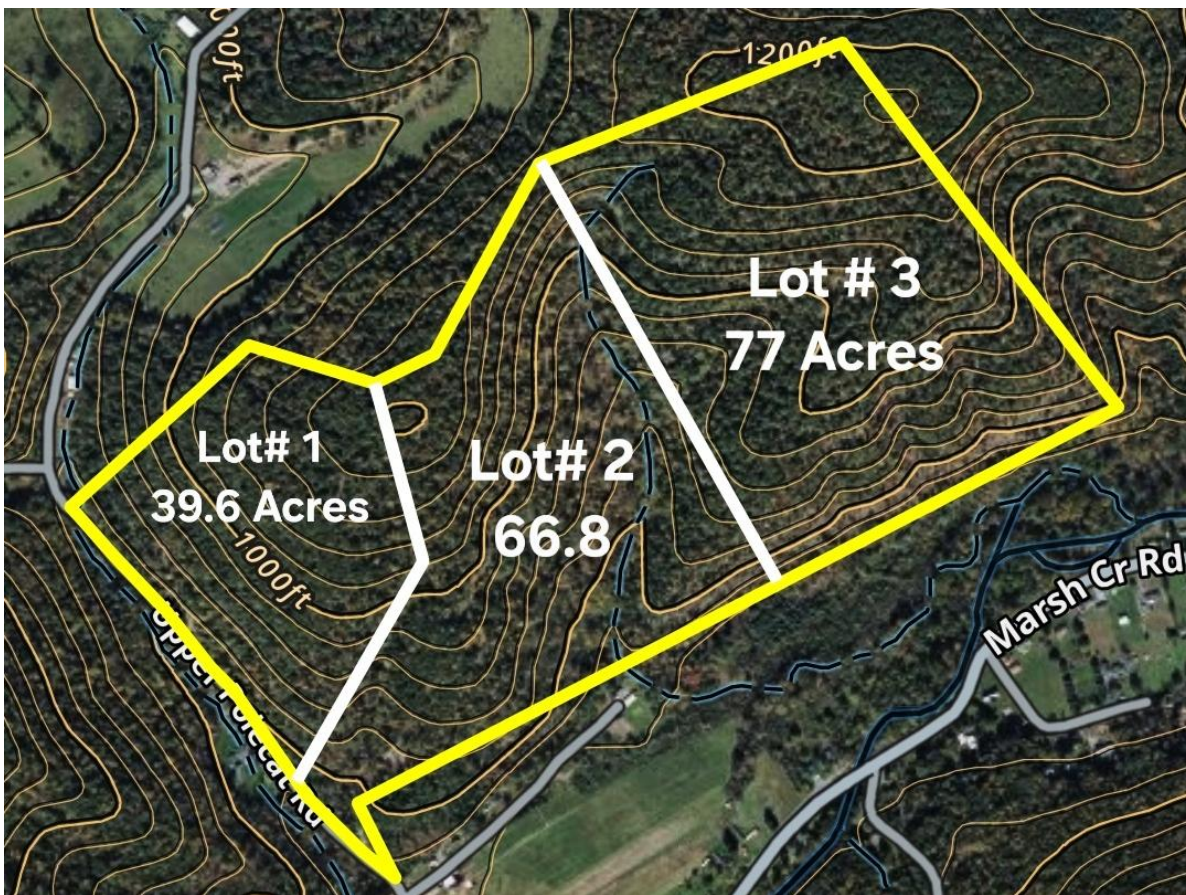


### SELLER

**Par Five Holdings,  
LLC**

*All information is deemed accurate but not guaranteed.*





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