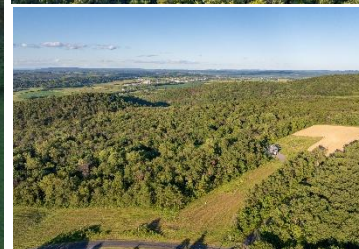


94 +/- ACRE FARM PUBLIC AUCTION

4 BEDROOM HOME | OLD HOG BARNs | 5 PARCELS

SNYDER COUNTY



2151 Freeburg Rd | Middleburg, PA 17842

Directions: From Rt 522 N turn right on Freeburg Rd. In 1.5 mi farm will be on both sides of road. Watch for signs!

PROPERTY FEATURES

PARCEL #1 (10.11 Acres)

- 4 Bedroom 2 Bathroom Home
- Tillable & Woodland

PARCEL #2 (10.70 Acres)

- Woodland & Tillable
- Beautiful Views!

PARCEL #3 (20.80 Acres)

- Tillable & Woodland

PARCEL #4 (40+/- Acres)

- Tillable & Woodland
- Older Hog Barns Used For Storage

PARCEL #5 (12.50 Acres)

- Tillable & Woodland

All parcels have recent perc tests!

OPEN HOUSE

Thurs. Sept. 18, from 1-3
Sat Sept 20, from 10-12

For more information on the farm or
private showing, call

Jake Yoder @ 717-513-5386 or

Matt Bergey @ 570-412-0304

TERMS

\$20,000.00 deposit on parcels 1 & 4 and \$15,000 on
parcels 2, 3, & 5 day of auction. Buyer pays 2% transfer
tax. Closing by Dec 11, 2025 or before. Crops in the
fields are reserved for 2025 harvest.

All information is deemed accurate but not guaranteed.

**AUCTION
DATE**
Saturday,
OCTOBER 11
2025
@ 11:00 AM

REMARKS Excellent opportunity to purchase tillable & woodland parcels ranging from 10 acres to 40 acres in a beautiful area of Snyder County! All parcels have recent perc tests & are ready to build your home or cabin! Ideal parcels for recreational, residential, or agricultural use! Located only 10 minutes from Selinsgrove, 20 minutes from Mifflinburg, & 1 hour & 30 minutes to Lancaster!



BEILER-CAMPBELL
AUCTION SERVICES

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

AUCTIONEERS

Jake Yoder AU#005851

Ph 717-513-5386

Matt Bergey AA#019473

Ph 570-412-0304



SELLERS

BJ&E REALTY CO LP

FREEBURG RD, MIDDLEBURG, PA 17842

Parcel #3
20.80 Acres

Parcel #4
40+/- Acres

Parcel #2
10.70
Acres

Parcel #5
12.50
Acres

Parcel #1
10.11 Acres

LOT LINES ARE APPROXIMATE & Do NOT REPRESENT A SURVEY

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



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