

# 12+/- ACRES

## PUBLIC AUCTION

TILLABLE LAND | BUILDING | ROAD FRONTAGE

SNYDER COUNTY



**8781 Route 235 | Beavertown, PA 17813**

Directions: From Beaver Springs take Route 235N to property in Troxelville. Watch for signs!

### PROPERTY FEATURES

- 12+/- Acres
- Mostly Tillable
- Level
- Nice Views
- Recent Perc Test
- 200 Amp Electric Service
- 16'x20' Produce Shed w/ 15'x19' Open Area
- Road Frontage on Rt 235 & Troxeleville Rd
- Multiple Access Points
- Subdivision Potential

### OPEN HOUSE

**Thurs. Oct. 16, 10-12 pm**

For more information or showing contact

Jake Yoder 717-513-5386

Matt Bergey 570-412-0304

### TERMS

**Down Payment:** \$20,000 due on the day of the auction

**Settlement:** On or before December 30, 2025

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

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

**Estimated Annual Taxes:** \$661 (not enrolled in C&G)

**AUCTION  
DATE**

**Thursday,  
OCTOBER 30**

**2025**

**@ 3:00 PM**



**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



### SELLER

**David E Woodling**



**8781 ROUTE 235, BEAVERTOWN, PA 17813**

**PARCEL ID 01-06-073**

**12.00 Ac +/-**

**TROXE**

**ROUTE 235**

*LOT LINES ARE APPROXIMATE & DO NOT REPRESENT A SURVEY*

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



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