

12+/- ACRES

PUBLIC AUCTION

3 BEDROOM HOME | LARGE DECK & POOL | WOODLAND

MIFFLIN COUNTY



105 Shrefflers Lane | McClure, PA 17841

Directions: From 322/22 W take 522 N exit. Follow 522 N for 7 mi then turn left on Alfarata Rd. In 1 mi turn right on Wilt Rd then left on Shrefflers Ln. Watch for signs!

PROPERTY FEATURES

- 12+/- Acres
- 3 Bedroom 3 Bathroom Home
- Mostly Finished Full Basement
- Attached 2 Car Garage
- Private Setting
- Large Deck
- Beautiful Mountain Views
- Newer Above Ground Pool
- Woodland
- Open Lawn Area
- Private Septic & Well
- Paved Driveway

OPEN HOUSE

Sat Nov 8, from 10-12 noon

Tues Nov 11, from 1-3 PM

For more information or private showing, call Jake Yoder
@ 717-513-5386

TERMS

Down Payment: \$30,000 due on the day of the auction

Settlement: On or before January 22, 2026

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

Real Estate Taxes: Prorated from the day of settlement.

Estimated Annual Taxes: \$3489 (enrolled in C&G)

All information is deemed accurate but not guaranteed.

AUCTION

DATE

Saturday,

NOVEMBER 22

2025

@ 11:00 AM

REMARKS Escape to your own secluded paradise! This exceptional 3-bedroom, 3-bathroom home is nestled on 12+/- private acres, offering breathtaking mountain views and the perfect blend of luxury and tranquility. The setting is truly unique, featuring a desirable mix of woodland for privacy and a spacious open lawn area perfect for recreation. Step out onto the expansive deck to enjoy those spectacular views, or enjoy the newer pool, making this the ideal spot for both quiet relaxation and entertaining. Inside, you'll find comfortable living spaces, including a full, mostly finished basement that offers flexible space for a home gym, office, or extra storage. Convenience is key with an attached 2-car garage. The home is self-sufficient with its own private well and private septic system. 20 Min to Lewistown, 50 min to State College, 1 hr 50 min to Lancaster. Ideal property for permanent residence or weekend getaway!



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AUCTION SERVICES

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AUCTIONEER

Jake Yoder

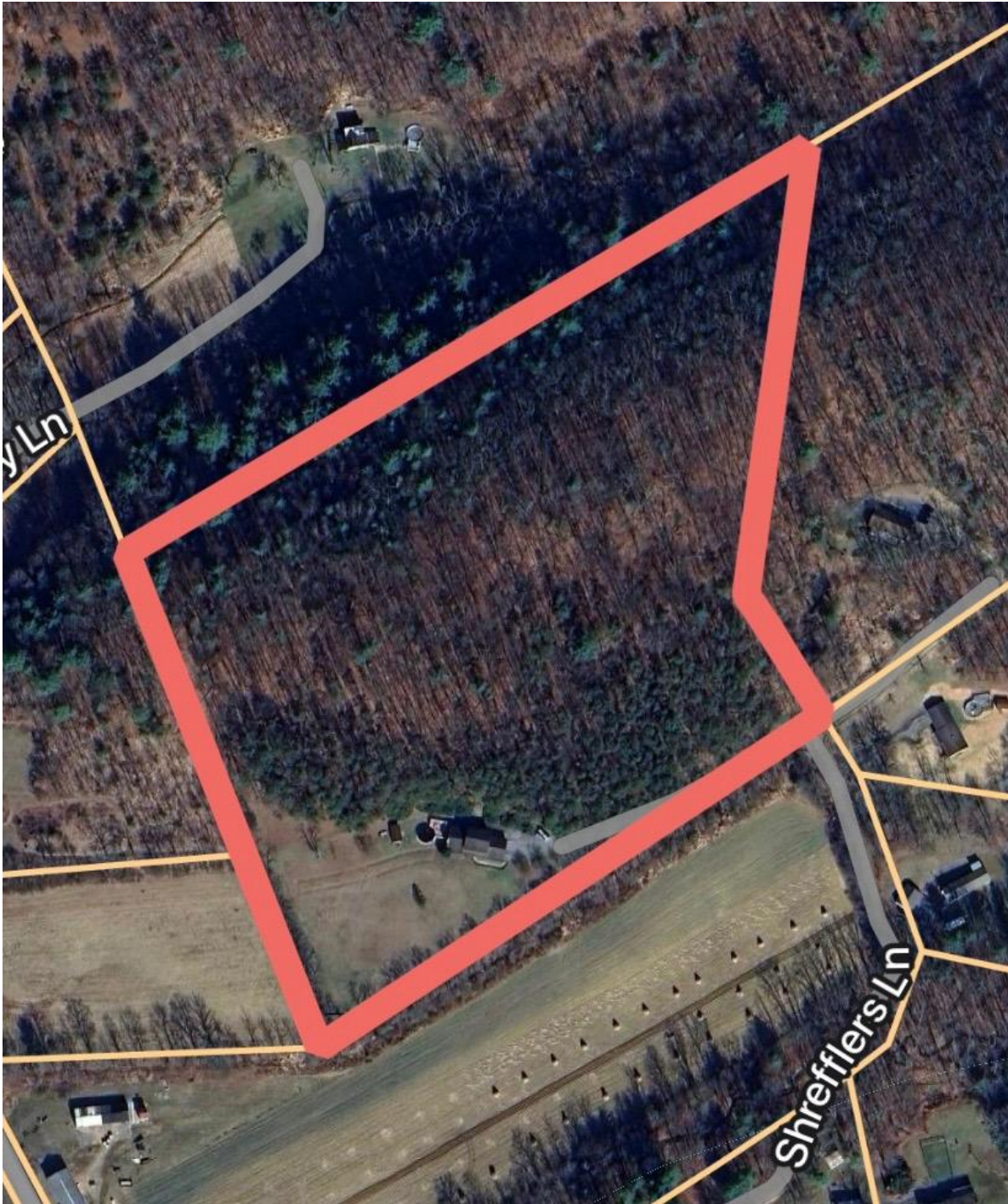
AU#005851

Ph 717-513-5386



SELLERS

Francis M Gross
Estate



Aerial is deemed to be accurate but not guaranteed. This is not a survey.

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



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