

151+/- ACRES

PUBLIC AUCTION

3 BED 3 BATH HOME | 2 KITCHENS | 3 PARCELS

SNYDER COUNTY



Parcel #1



Parcel #2



Parcel #3



139 Rainbow Drive | Middleburg, PA 17842

Directions: From Rt 522 N in Middleburg turn left on Smalsh Barrick Rd. In 1.4 mi turn right on Rainbow Drive. Watch for signs!

PROPERTY FEATURES

Parcel #1

- 35+/- Acres with Gorgeous Home
- 3 Bed 3 and 1/2 Bathrooms
- Built in 2005
- 3 Bay Detached Garage
- Private Septic & Well
- Backup Generator

Parcel #2

- 33+/- Acres
- Woodland & Tillable
- Road Frontage

Parcel #3

- 83+/- Acres
- Woodland & Tillable
- Road Frontage

OPEN HOUSE

Sat Nov 1 from 10-12

Wed Nov 5 from 1-3

For more information or showing contact

Jake Yoder 717-513-5386

Matt Bergey 570-412-0304

TERMS

Down Payment: Parcel #1 \$40,000 deposit, parcel #2 \$20,000 deposit, parcel #3 \$30,000 deposit

Settlement: On or before January 21, 2026

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

Real Estate Taxes: Prorated from the day of settlement.

Estimated Annual Taxes: \$5158 for all parcels (not enrolled in C&G)

AUCTION

DATE

Friday,

November 21

2025

@ 2:00 PM

REMARKS A truly unique offering! These 151+/- acre multi-parcel properties feature a beautiful home built in 2005, combining luxury living with potential for farming, recreation, & income. The 3-bedroom, 3.5-bathroom home boasts two kitchens and currently functions as a permanent residence alongside a successful Airbnb rental. It is fully appointed with a Central Air Heat Pump, outdoor woodstove, and a detached 3-bay garage. The acreage is comprised of three parcels offering a substantial amount of tillable land and woodland. Ideal for farming, this property also provides prime recreational and hunting opportunities across its diverse woodland and open fields. Approximately 13 min from Selinsgrove & Middleburg, 20 min from Lewisburg. 1 hr 45 min from Lancaster. Don't miss this chance to own a versatile, income-producing estate in an excellent location!



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AUCTION SERVICES

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AUCTIONEERS

Jake Yoder AU#005851

Ph 717-513-5386

Matt Bergey AA#019473

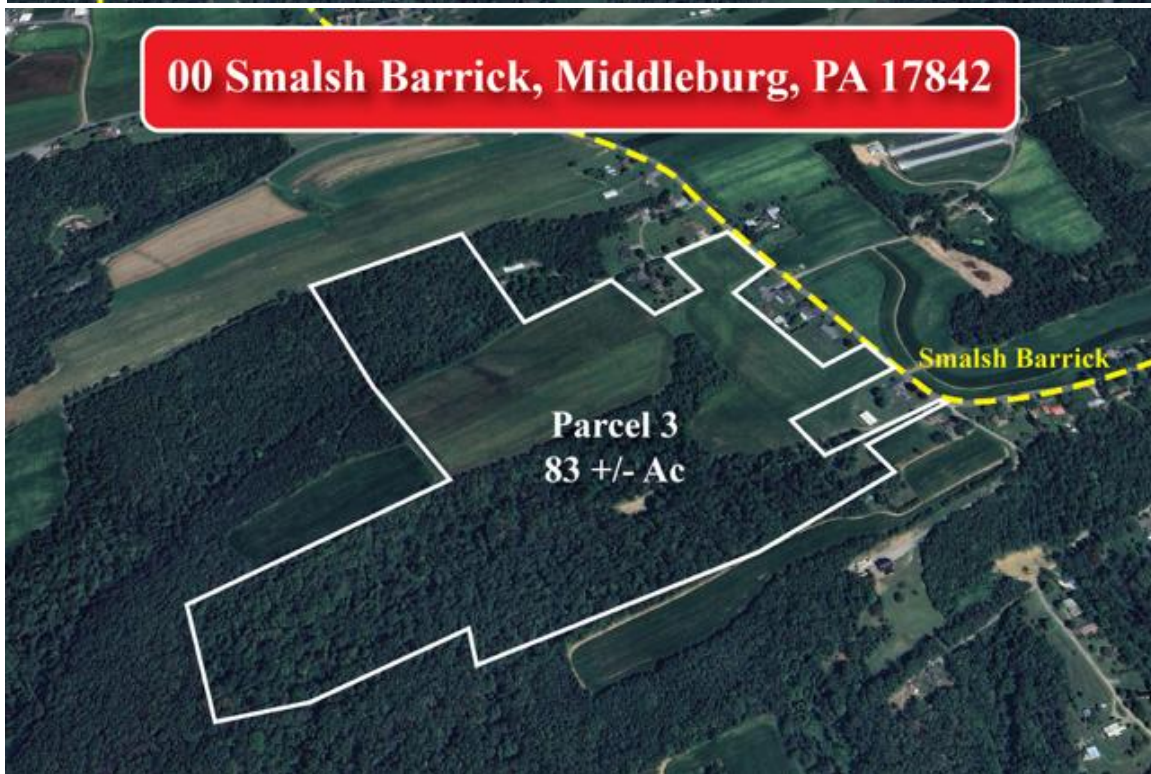
Ph 570-412-0304



SELLER

Dennis & Lori

Hunsberger



Aerials are deemed to be accurate but not guaranteed. These are not surveys

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



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