

58+/- ACRES

PUBLIC AUCTION

2 PARCELS | TILLABLE & WOODLAND | ROAD FRONTAGE

JUNIATA COUNTY



00 Vanormer Rd | McAlisterville, PA 17049

Directions: From Rt 35 N in McAlisterville turn right on Foundry Rd. In 1 mi make a left onto Vanormer Rd. Watch for signs!

PROPERTY FEATURES

- 58 +/- Acres
- Farmland & Woodland
- Road Frontage
- Some Mature Timber
- Scenic Views
- Prime Location!
- 2 Parcels

AUCTION PARCEL #1 (03-16-113)

24.37 Acres featuring a nice combination of woodland & tillable acres. Road frontage on both sides of Vanormer Rd.

AUCTION PARCEL #2 (03-16-102)

34+/- Acres with road frontage along Foundry Rd & Vanormer Rd! Nice mixture of tillable land & woodland with private setting & beautiful views!

OPEN HOUSE

Sat. Apr 18th, 10-12 pm

Tue. Apr 21st 1-2 pm

For more info contact:
Jake 717-513-5386

**AUCTION
DATE**

Saturday,
MAY 9, 2026
@ 11:00 AM

TERMS

Down Payment: \$30,000.00 per parcel due on the day of the auction.

Settlement: On or before July 10th, 2026

Transfer Tax: 2% to be paid by the buyer

Real Estate Taxes: Prorated from the day of settlement

Estimated Annual Taxes Parcel #1: \$514 (no C&G)

Estimated Annual Taxes Parcel #2: \$733 (no C&G)

All information is deemed accurate but not guaranteed.

AUCTIONEER REMARKS Beautiful 58+/- acre property featuring a desirable mix of productive tillable farmland and mature woodland. These parcels offer extensive road frontage, providing excellent access! The wooded acreage includes some mature timber, scenic views, wildlife and privacy. Located in a highly desirable area of McAlisterville in Juniata County these properties combine a rural setting with convenient access! Ideal for farming, recreational use, or hunting! May also have potential for building or development. Exceptional parcels with excellent potential in a prime location! New buyers will have immediate access to tillable fields for planting purposes only if desired.



BEILER-CAMPBELL
AUCTION SERVICES

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

AUCTIONEER

Jake Yoder

AU#005851

Ph 717-513-5386



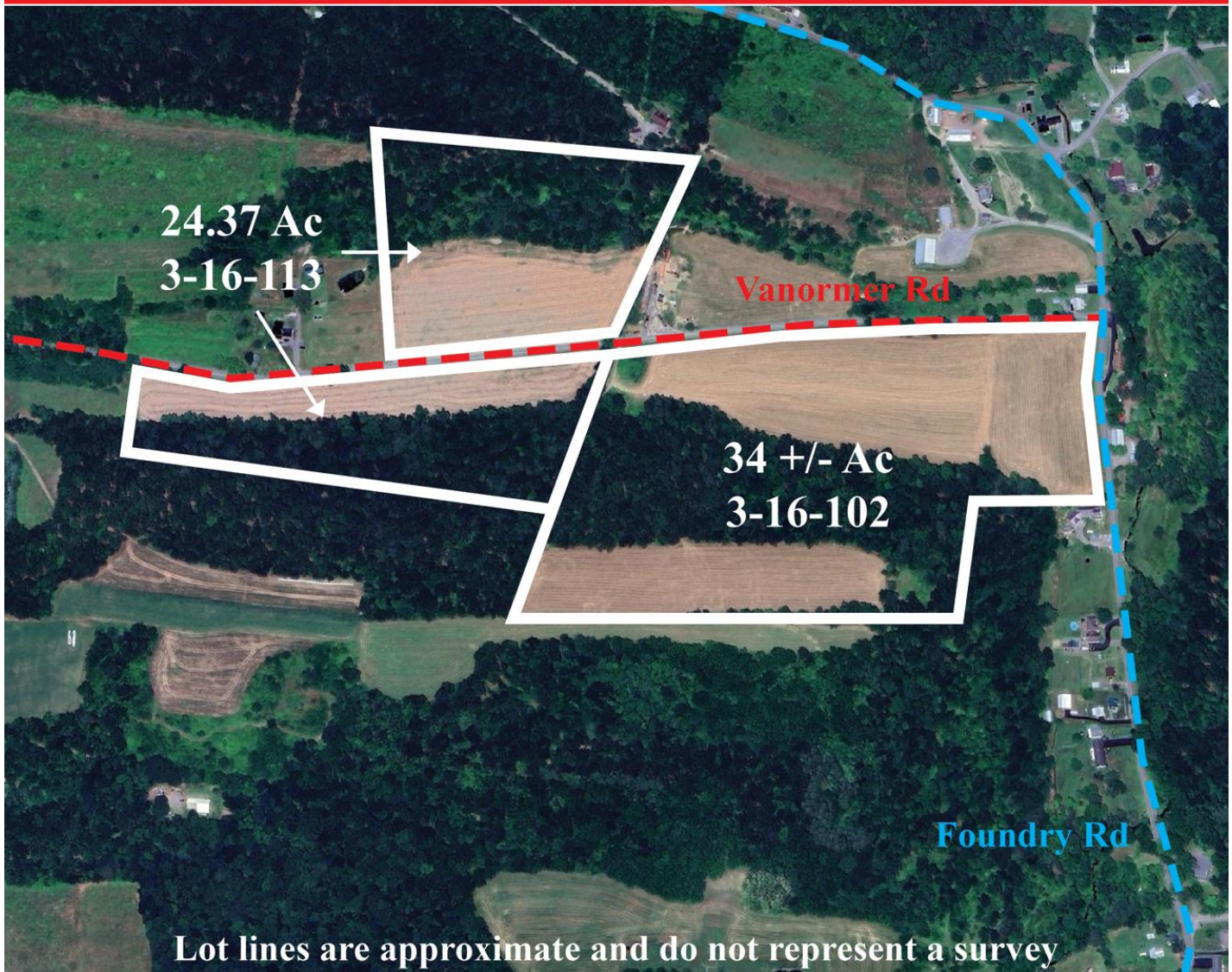
SELLER

Crystal J Frank

ATTORNEY

Seth Mosebey

Vanormer Rd, McAlisterville, PA 17049



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



BEILER-CAMPBELL
AUCTION SERVICES

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

AUCTIONEER

Jake Yoder

AU#005851

Ph 717-513-5386



SELLER

Crystal J Fronk

ATTORNEY

Seth Mosebey