

# 58+/- ACRES

# PUBLIC AUCTION

2 PARCELS | TILLABLE & WOODLAND | ROAD FRONTAGE

JUNIATA COUNTY



## 00 Vanormer Rd | McAlister, PA 17049

Directions: From Rt 35 N in McAlister 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 18<sup>th</sup>, 10-12 pm  
Tue. Apr 21<sup>st</sup> 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 10<sup>th</sup>, 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 McAlister 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

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### AUCTIONEER

**Jake Yoder**

AU#005851

Ph 717-513-5386



**SELLER**  
**Crystal J Fronk**  
**ATTORNEY**  
**Seth Mosebey**



# Vanormer Rd, McAlisterville, PA 17049



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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