123+/- ACRES LAND

PUBLIC AUCTION

3 PARCELS | CREEK | TILLABLE | WOODLAND | IRISH VALLEY

NORTHUMBERLAND COUNTY

00 Snydertown Rd | Danville, PA 17821

Directions: From Elysburg take Snydertown Rd west to parcels on the left. Watch for signs!

AUCTION DATE
Saturday,
Aug 15, 2026

@ 11:00 AM

PROPERTY FEATURES

- **Parcel 1 – 35.18 Acres**
  Mostly Tillable, Level, Nice Setting, Good Perc, Creek, Road Frontage
- **Parcel 2 – 42.85 Acres**
  Mostly Tillable, Level, Nice Setting, Good Perc, Creek, Road Frontage
- **Parcel 3 – 45 +/- Acres** (being finalized by a survey) ROW Access off Friedline Rd
  Nice Setting, Wooded, Creek, Good Hunting

OPEN HOUSE

Tues July 21 from 1:00-3:00
Sat July 25 from 10:00-12:00
For more info contact:
Matt @ 570-412-0304

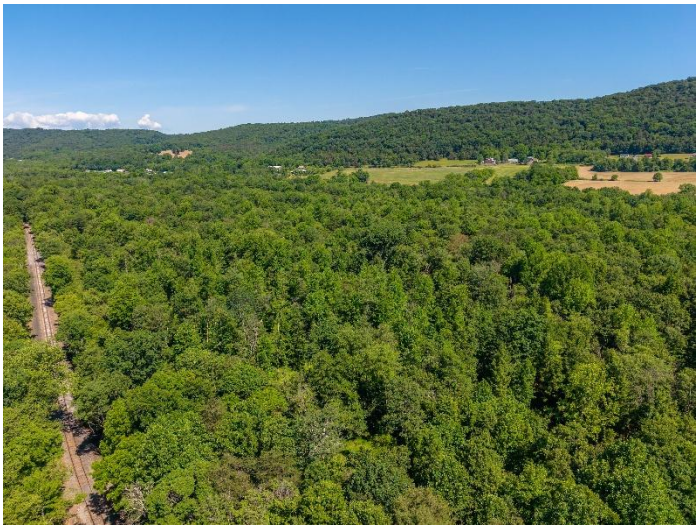
TERMS

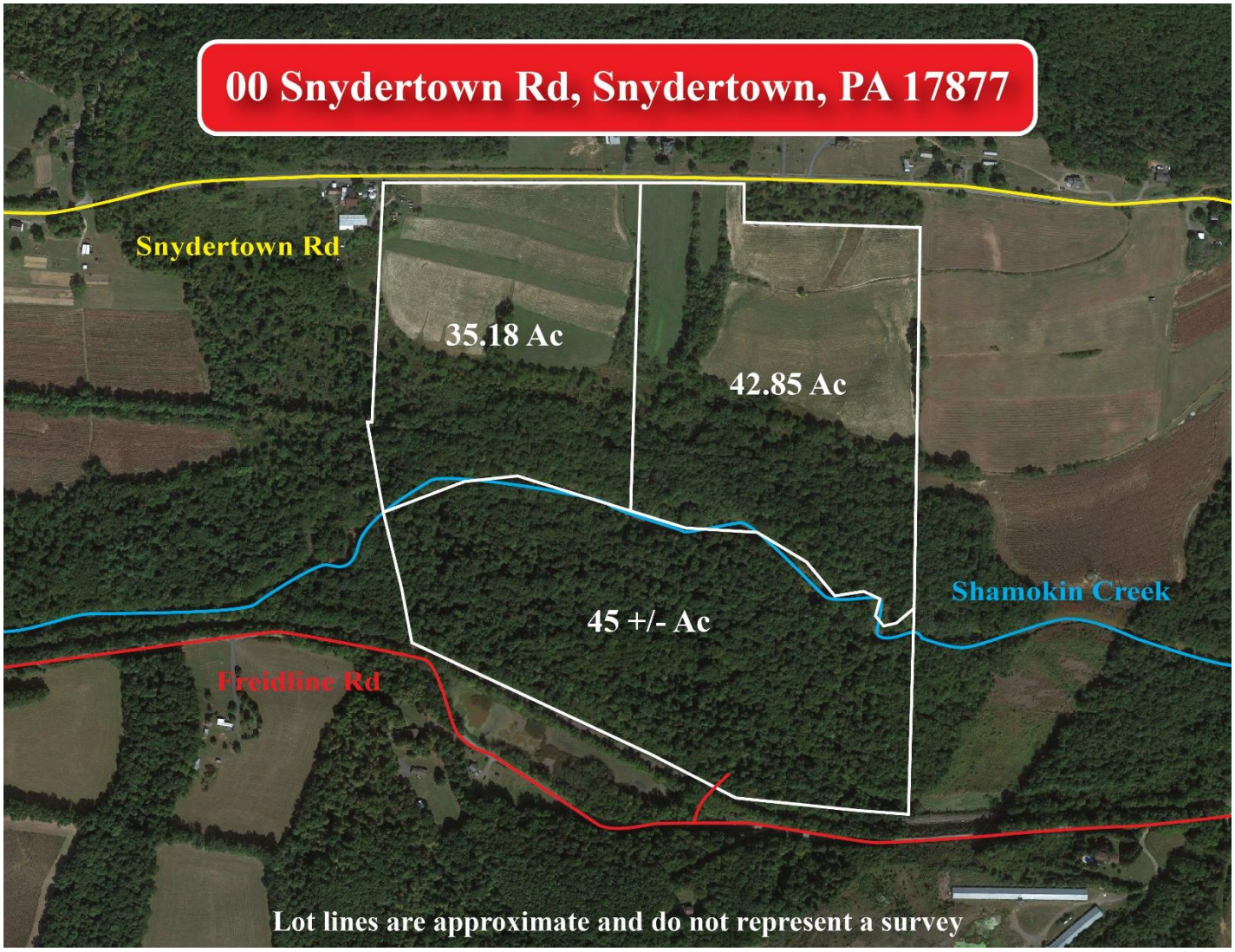
Down Payment: due on the day of the auction
$25,000 for Parcel 1
$25,000 for Parcel 2
$20,000 for Parcel 3
Settlement: On or before Oct 15, 2026
Transfer Tax: 2% to be paid by the buyer
Real Estate Taxes: Prorated from the day of settlement.
Estimated Annual Taxes: $1795 total for all parcels

AUCTIONEER REMARKS *Three nice Irish Valley parcels, with both wooded and tillable land, are situated in a scenic rural location, conveniently located near Danville, Elysburg, and Sunbury. A prime opportunity for those seeking a tranquil lifestyle, the property could make a wonderful homesite, farm, or a place for hunting and outdoor recreation. I encourage you to check them out to fully appreciate the potential of this unique land offering.*

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
SELLERS Robert & Mary Jane Rohrer, Earl Hoover





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

AUCTIONEERS
Jake Yoder AU#005851 **Ph** 717-513-5386
Matt Bergey AA#019473 **Ph** 570-412-0304
SELLER **Robert & Mary Jane Rohrer, Earl Hoover**