

REAL ESTATE AUCTION: 2 PROPERTIES TOTALING 104 ACRES

Parcel #1 – 76 Acres w. Log Home, Hunting Cabin, Garage, Pole Barn, Historic Covered Bridge, Sugar House, Misc. Outbuildings, Pond, and Stream

Parcel #2 – 28 Acres of Wooded Land

Date: Saturday, October 14, 2023 @ 11:00am

****Auction will be a LIVE virtual auction with bidding taking place online. Register to bid at www.paauctioncenter.com or call auction company to setup to bid via a phone call****

Property Location: 89 Laubach Road | Benton, PA 17814



PARCEL #1 – YOUR SECLUDED WOODED RETREAT: Expertly crafted by Timberline in 1990, this log home offers a mix of rustic allure and modern amenities on 76 private wooded acres. This residence includes a bedroom, bath, kitchen, living, and dining areas, supplemented by 2 loft rooms and a full, partially finished basement. New roof 5yrs ago & new heating system 3yrs. ago, and a backup generator ensures uninterrupted ease. An attached 2-car garage with full attic and a spacious 40x30 ft. pole building offer extensive storage and versatility for homeowners. Additionally, the property boasts multiple woodshed buildings, a traditional sugar house, and a secondary vacant cabin awaiting customization. Situated just 7 miles from Ricketts Glen State Park and 10 miles from the expansive 49,000-acre state game lands 13, this property is not only a private sanctuary but also brimming with potential as a vacation investment spot in addition to timber opportunities. Experience this unparalleled offering at our exclusive auction! **PARCEL #2 – EXPAND YOUR HORIZONS:** Comprising 28 acres, this vacant, wooded land seamlessly adjoins Parcel #1, offering a prime opportunity for expansion or standalone development. Whether you envision a continuation of the retreat next or have dreams of a new sanctuary, this parcel provides a blank canvas set amidst nature's beauty. **ATTENTION REALTORS:** Bring the buyer to the auction and we will pay you a 3% buyer agent commission.

Terms: Deposit due day of sale: Parcel # 1 \$50,000.00, Parcel # 2 \$15,000.00 Settlement within 60 days

Open House Dates: Saturday 9/23 & 10/7 from 1-3pm or call for an appointment.



Sellers:
Elwood Erney Jr.
Attorney:
Dave Mersky

Auctioneers
- Christian Stoltzfus -
- Levi Fisher - Leon Stoltzfus -

AUCTION CENTER

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Room Sizes

Kitchen: 12 x 12
 Dining Room: 12 x 14
 Living room: 22 x 12
 Bedroom 10 x 16
 Loft Room # 1 10 x 12
 Loft Room # 2 10 x 10

Property info:

Type: Log Home
Roof: Asphalt Shingle, new 5 years ago
Square Feet: Approx. 1200
Age/Condition: 33/Very Good
Flooring: Hardwood
Bedroom: 1 plus 2 loft rooms
Baths: 1 plus shower stall in basement
Laundry: Yes, basement
Living Room: yes
Woodstove: Yes, in garage
Heating: Forced air, propane, new 3 years ago
Hot Water: Electric
Range: Electric
Refrigerator: Yes
Dishwasher: No
Front Porch: Yes, 37 x 5
Rear Deck: 26 x 10
Garage: Yes, 2 Car Attached, 25 x 25
Pole Barn: Yes, 40 x 30, concrete floor, electric
Hunting Cabin: Yes
Sugar House: Yes
Sheds/Lean-to's: Approximately 5
Basement: Full, partially finished basement
Attic: Yes, above garage
Possession: At settlement
Water/Sewer: On-site well & septic
Parcel 1 parcel ID 32 12 01300000
Parcel 2 parcel ID 32 08 01000000
School District: Benton Area
Taxes:House with 76 acres: \$2529 school, \$817 County
Taxes:28 acres Land: \$52 and \$15
Attorney: Dave Mersky

