

PUBLIC Auction

**TUESDAY, APRIL 12
at 5:00 PM**

4 Miles East of Centre Hall, Turn off SR 45 Penns Valley Road onto Rosshill Rd.
Travel ½ Mile, Turn Left onto Penns Cave Rd to 395 Penn Cave Road in the Village of Farmers Mills,
Spring Mills, Gregg Twp, Centre Co, PA (30 Minutes East of State College).

18 ACRE CENTRE COUNTY FARM

A 2 Story Frame Home, Modern Kitchen w/Oak Cabinets, selling w/Dishwasher & Stove, Living Room, Dining Room, Home Office Area, 2 Bedrooms, Remodeled Bath w/Walk-in Shower & Laundry Area, Pine Finished Floors & Carpet, Sitting Porch w/Brick Flower Boxes, Cemented Basement, Oil Heat. Septic & 2 Wells, Newly Remodeled Bank Barn w/Electric, Water, New Barn Boards, Doors & Roof, Partitioned Livestock Pens, Pasture w/6 & 8 Strand High Tensile Fence, 1 Car Detached Garage w/Workshop Area, Woodland w/Stream. Penn's Creek Access. Sizeable Yard for Family Outings & Gardening. This Gentleman's Farm is 18 Acres with Farmland & Woodland for Hunting Opportunities. Immediate Access to all Tillable Acreage for Spring Planting. Road Frontage on Penns Cave Road & Swamp Church Road. Great location for anyone wanting to leave the hubbub of the city. Penn's Valley School District. **Don't Miss this Opportunity to Purchase this Centre County Family Farm in a Scenic Country Setting.**



To Schedule a Showing Call 814-424-0708. Prospective Buyers may conduct various property testing at their own expense prior to sale day. **Terms:** \$10,000. down, balance within 60 days. **Broker Participation Available by Contacting Auctioneer for Details.**

Estate of Miriam Breon
Robert Breon, Executor

Attorneys: John R. Miller III, 814-355-5474

Auctioneers: Lori Hess Lauver, AU-002854-L, 570-966-2512, Daniel King, AA-019500-L

**Complete Listings & Photo's Available at
auctionzip.com ID# 2399 or GoToAuction.com ID#4215**

Owners & Auctioneers Not Responsible for Accidents

All Verbal Information Day of Auction Takes Precedence Over Written Advertisement

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