

# **PUBLIC** Auction

**SATURDAY, AUGUST 26  
at 4:00 PM**

Turn off Forest Hill Road onto Greenridge Road. Make an Immediate Right onto Johnstown Road to 768 Johnstown Road, Mifflinburg, West Buffalo Twp, Union Co., PA

## **COUNTRY HOME ON 6.6 ACRES**

3 Bedroom Vinyl Sided 2 Story Home in a Private Lane. Open Concept Dining Room & Remodeled Modern Kitchen with Oak Cabinets. New Laminate Flooring. Living Room. Home Office. 2 Baths. Laundry & Utility Room. Rear Sitting Porch & Picnic Pavilion Overlooking a Spacious Yard for an Outdoor Oasis. Replacement Windows. Oil Forced Hot Air. Well with RO Water System. Septic. 24' X 40' 2 Car Cement Garage with Heated Workshop. Chicken Coop. Sizeable Garden. Taxes: \$2,293.



***This Home is Nestled in a Partially Secluded Setting in a Backyard Paradise to Enjoy Gatherings. Rear of Property has Woods w/Lots of Possibilities. Peaceful Country Sanctuary being Rural but keeping it Close to the Town Conveniences.***

**To Schedule a Showing Call 570-966-2512 or 570-452-4631. Terms: \$10,000.00 down balance within 60 days. No Buyers Premium. Prospective Buyers may conduct various property testing at their own expense prior to sale day.**

**Timothy & Ruth Yoder**

**HESS'S**  
**AUCTIONEERING**

**Attorney:**

Melissa Lobos, 570-966-1009

**Auctioneers:**

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

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