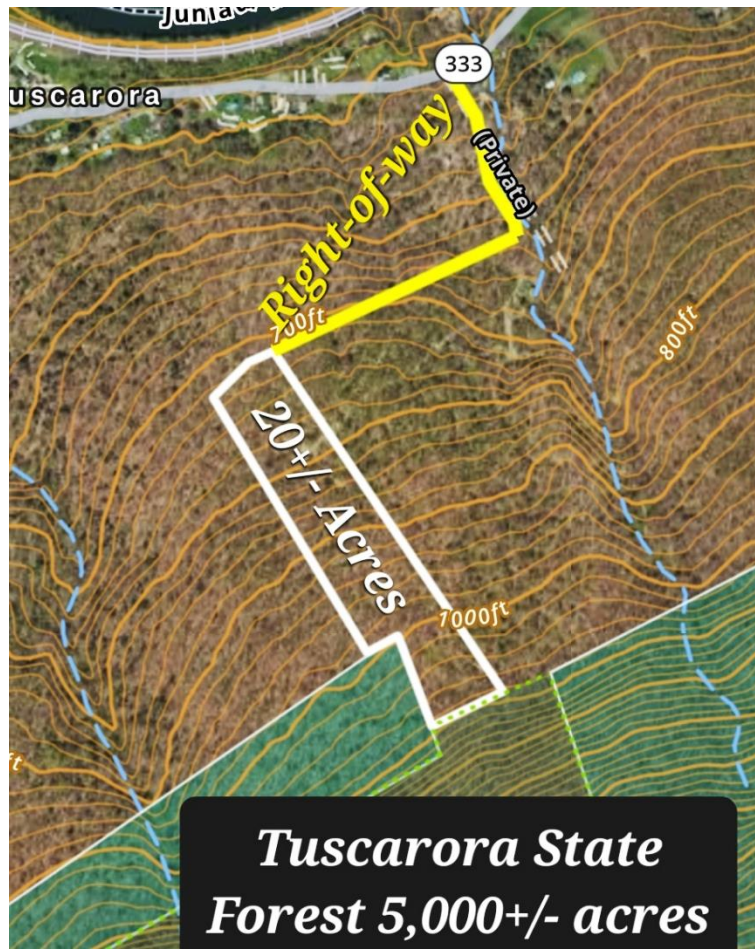


# PUBLIC REAL ESTATE AUCTION

20 Acres of Woodland  
Saturday May 20, 2023 @ 10:00 A.M.

00 Paradise Timbers Ln, Port Royal, PA 17082 - Juniata County



**Directions:** From Rt. 22/322 take the PA 333 exit. Follow PA 333 W for approx. 6.5 mi. Turn left on Paradise Timbers Ln.

**Property Description:** Private 20 acres of wooded land adjoining to Tuscarora State Forest (approx. 5,000 acres), which also adjoins to State Game Land 88 (4,000 + acres). In close proximity to Juniata River and Thompsett Boat Launch. Excellent hunting & fishing locations. The property would be suitable to build your dream home or cabin. Electricity close by. New perc & probe tests to be completed prior to the auction. Easy access with a deeded & recorded 30' right of way. Convenient location between Harrisburg & State College approx. 10 mins. from Rt. 322.

**Open House Dates:** Sat. April 29, 1:30-3 P.M. & Tue. May 2, 5:30-6:30 P.M. For more details or a private showing call Meryl @ 717-629-6036.

**Terms:** Settlement on or before July 19, 2023. \$25,000.00 down payment on the day of the auction. 2% transfer tax to be paid by the buyer. Real Estate taxes to be prorated from settlement day. **Estimated Real Estate Taxes:** \$250

**Attention Realtors:** Broker Participation offered to Realtors with a buyer, your buyers must be preregistered.

For additional pictures go to [www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) or [www.GoToAuction.com](http://www.GoToAuction.com) or [www.auctionzip.com](http://www.auctionzip.com) ID# 23383

BEILER-CAMPBELL  
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**Auctioneer:** J. Meryl Stoltzfus  
AU#005403 Ph. 717-629-6036



**Sellers:** James & Donna Dombach





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