

PUBLIC REAL ESTATE AUCTION

25 Acres w/Log Cabin
Sat. September 16, 2023 @ 2:00 P.M.

20964 Laurel Mountain Rd Lot #62, Three Springs, PA 17264- Huntingdon Co.



Directions: From Rt. 522 In Orbisonia take Elliott St (Rt 994). In 0.5 mi. turn right on Valley St. In 2.7 mi. slight left on White Rd./Gabert Rd. In 0.7 mi. turn right, then in 0.6 mi. turn left on Laurel Mountain Rd. In 2.2 mi. turn left, then right to stay on Laurel Mountain Rd. In 0.9 mi. turn left to property.

Property Description: Nestled in the serene and secluded region of Huntingdon County, Pennsylvania, you'll find a 25-acre wooded property with a renovated log cabin and incredible views that stretch over multiple mountain ranges. The spacious log cabin has a large porch & an oversized covered deck. Inside, you'll discover 4 bedrooms and 2 full bathrooms, plus 2 additional loft areas, cathedral ceilings in the living, dining, and kitchen areas, large stone fireplace/woodstove, and more. Cabin comes completely furnished. Propane & wood heat. The cabin has private well & septic. Electricity is powered by solar & propane generator. Whether you're seeking a tranquil full-time residence or a weekend getaway, this property will provide a haven of natural beauty and peacefulness. Close to State Game Land 99 and historical East Broad Top Railroad.

Open House Dates: Tue. Aug. 29, 5:30-6:30 P.M. & Sat. Sept. 2, 1-2 P.M. For more details or a private showing call Meryl @ 717-629-6036. **Terms:** Settlement on or before November 16, 2023. \$20,000.00 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.

Annual Property Taxes: \$2,107.34

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

For additional pictures go to www.beiler-campbellauctions.com or www.GoToAuction.com or www.auctionzip.com ID# 23383

BEILER-CAMPBELL
AUCTION SERVICES



AY# 002026

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Auctioneer: J. Meryl Stoltzfus

AU#005403 Ph. 717-629-6036

Sellers: Samuel & Carolyn Beiler





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