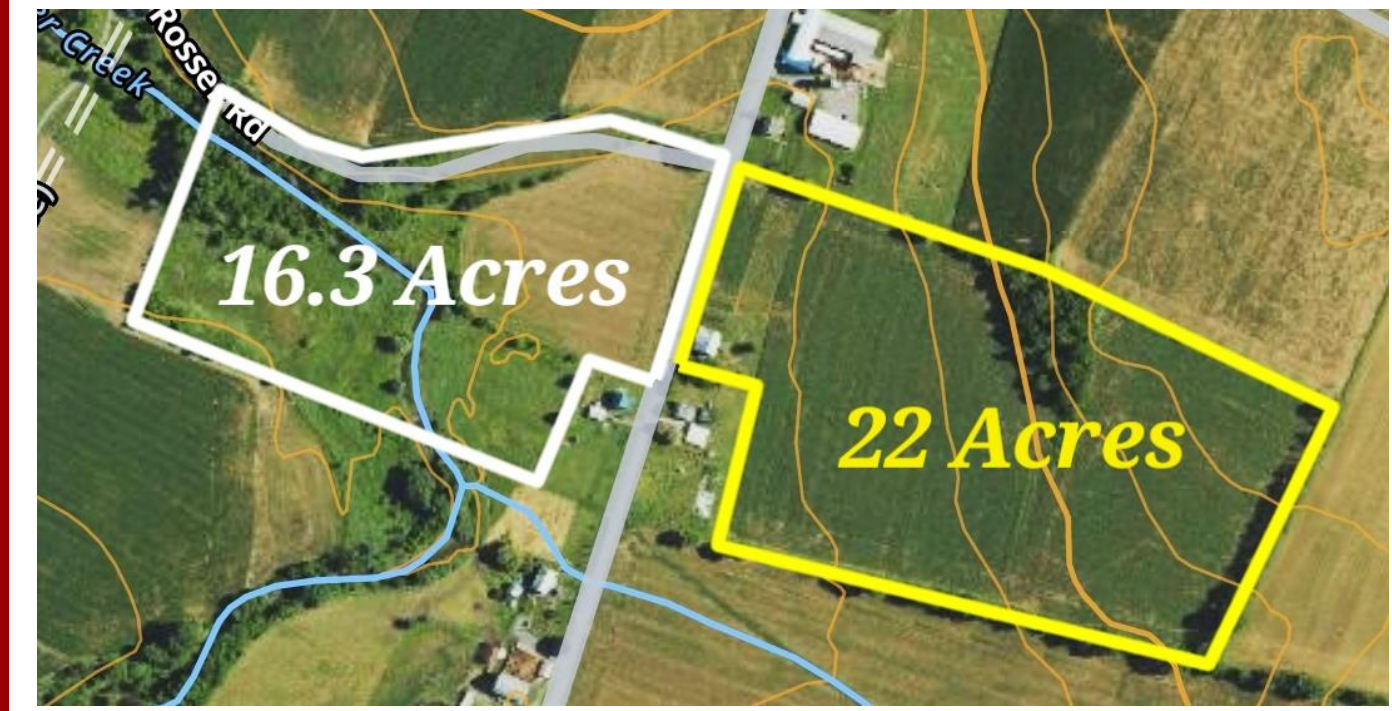


MULTI-PARCEL REAL ESTATE AUCTION

38.3 Total Acres • Lot 1: 22 Acres • Lot 2: 16.3 Acres
Tuesday November 21, 2023 @ 2:00 P.M.

Lot 1 & 2 Clover Creek Rd, Williamsburg, PA 16693- Blair County



Directions: From High St/Rt 866 in Williamsburg take Union St. then turn right onto Clover Creek Rd. In 2.9 mi. the property is on both sides of the road.

Property Description: This 38.3-acre farm/land property is available for purchase either in its entirety or as individual parcels. 22 acres or 16 acres. Whether you're looking for a picturesque farming opportunity, a potential home site with stunning views, or access to outdoor recreation, this 38.3-acre farm/land property presents various possibilities to suit different preferences and needs.

Lot #1 consists of 22 acres, with approximately 20 acres of tillable land featuring good soils (Hublersburg). Approx. 1.5 acres of wooded area and an older 2-story bank barn. This parcel offers beautiful valley and mountain views, making it an ideal site for a home or a small farm.

Lot #2 encompasses 16.3 acres and includes a mix of tillable, pasture, and wooded land. Approximately 7 acres are designated as tillable, while Clover Creek meanders through the property, providing a high-quality stream that is stocked with trout. Lot #2 also presents an attractive potential home site with dual road frontage.

The property's location offers convenient access to outdoor activities and natural attractions. It is close to the Mid-State Trail, 5-10 min. drive to State Game Land 118, which spans over 3,500 acres, & Lake Raystown is also within a 15-20 minute drive.

Estimated Annual R/E Taxes: \$900

Showings: For more details or a private showing call Meryl @ 717-629-6036. **Terms:** Settlement on or before January 19, 2024. \$20,000 down payment per parcel on the day of the auction. Real Estate taxes to be prorated from settlement day. 2% transfer tax to be paid by the buyer. The property will be sold price per acre. High bidder's choice of lot(s).

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

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