

# LARGE JUNIATA COUNTY FARM AUCTION

## Saturday December 9, 2023 @ 11:00AM

### 202.25 Acres • 9 Parcels • Prime Location • Creek Tillable Land • Woodland • Home & Outbuildings

1491 Red Rock Rd, Mifflintown PA 17059 - Juniata County



**Directions:** From Rt 322 take the PA- 35 Mifflintown exit then turn right on Industrial Park Rd. In .7 mi turn left on Cedar Springs Rd & in 1.5 mi right on Doe Run Rd. Go for .7 mi then left on Red Rock Rd. In 1.5 mi property will be on both sides of road. Watch for signs!

**Lot #1:** 4.24 acres woodland with road frontage along Red Rock Road.

**Lot #2:** 14.15 acres tillable/open land. Road frontage along Red Rock Rd. Prime tillable land. Nice views!

**Lot #3:** 53.43 acres of mostly tillable land. This parcel has an older set of outbuildings including a 29'x53' hay barn, 31'x76' heifer barn, 40'x70' equipment shed, 1 silo, & 2 Smith Harvestores. Road frontage along Red Rock Road. Has creek frontage. Prime tillable land.

**Lot #4:** 8.15 acres of mostly tillable/open land with creek frontage. Has road frontage along Center Road.

**Lot #5:** 5.93 acres of mostly tillable/open land with creek frontage. Road frontage along Center Road & Red Rock Road. This parcel also has an old brick schoolhouse.

**Lot #6:** 26.43 acres mostly tillable/open land. Has creek frontage. Road frontage along Red Rock Rd & Center Rd. Prime tillable land.

**Lot #7:** 27.94 acres mostly tillable/open land. Has creek frontage. Road frontage along Center Rd. Prime tillable land.

**Lot #8:** 59.85 acres with a combination of tillable & woodland. Road frontage along Red Rock Road. Has creek frontage. Prime tillable land.

**Lot #9:** 2.13 acre residual parcel with a 4 bedroom 2 bathroom home. Private septic & well. Road frontage along Red Rock Rd.

**Real Estate Taxes:** \$6,613 for the entire farm

**Terms:** 10% deposit per parcel auction day. 2% transfer tax paid by buyer. Settlement by February 9, 2024 or before. Real Estate taxes will be pro-rated.

**Open House Dates:** Saturday November 4, 2023 from 10-12

Thursday November 9, 2023 from 1-3

**For more information or a private showing contact Jake Yoder at 717-513-5386.**

Auctioneers Note: A rare opportunity to purchase prime farmland in the heart of Juniata County. Excellent location!! Located just minutes from Mifflintown & Rt 322. All parcels have been perc & probe tested for sand mound septic systems. Wide variety of lots varying from 4 acres to 59 acres! Parcels will be offered individually & as the entirety on auction day. Do not miss this opportunity! Free Coffee & Donuts Auction day!

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)

**BEILER-CAMPBELL**  
AUCTION SERVICES



AY# 002026

[www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) • 888-209-6160

**Auctioneer:** Jake Yoder AU #005851

Ph. (717)-513-5386

**Attorney:** Jeremiah Runkle

Ph. (570)-837-0086

**Seller:** June Gray





For more information, pictures and forms go to: [www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) or [www.auctionzip.com](http://www.auctionzip.com) or [www.GoToAuction.com](http://www.GoToAuction.com)

**BEILER-CAMPBELL**  
**AUCTION SERVICES**  
[www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) • 888-209-6160



**Auctioneer: Jake Yoder AU #005851**  
**Ph. (717)-513-5386**  
**Attorney: Jeremiah Runkle**  
**Ph. (570)-837-0086**  
**Seller: June Gray**

