

MULTI-PARCEL REAL ESTATE AUCTION

180.68 Total Acres • Lot 1: 50.69 Acres • Lot 2: 60.25 Acres

Lot 3: 35.3 Acres • Lot 4: 34.44 Acres

Saturday December 9, 2023 @ 11:00 A.M.

Lots 1, 2, 3 & 4 N Imler Valley Rd, Imler, PA 16655- Bedford County



Directions: From I-99 N, turn left onto Sarah Furnace Rd and go 2 miles. Turn right on N Imler Valley Rd and go 1 mile to signs on property. For Parcel 3 & 4, turn right onto Fickes Rd and go 1 mile.

Property Description: 180 +/- acres of vacant land can be purchased in its entirety or as individual parcels. Easy access with plenty of road frontage. Approx 13 acres of tillable ground with the balance wooded. Small stream runs through property. The property can be suitable for various purposes such as hunting, recreational activities, farming, or even residential development. The property's easy access, ample level land, and proximity to I-99 make it versatile and adaptable to different uses based on your specific needs and preferences. Property is located in Kimmel and King Twp. Less than 5 minutes from I-99. Assessment and tax amounts are estimated. All information is deemed to be accurate, but not guaranteed.

Parcel #1: 50.69 acres of level wooded land with a small stream. Easy access with 1800' of road frontage on N Imler Rd. Has not been logged recently. Estimated Taxes: \$200

Parcel #2: 60.25 acres of vacant land with 10 acres tillable and balance wooded. Easy access with 1100' of road frontage on N Imler Rd. Plenty of level land to build with slope to top of ridge. Estimated Taxes: \$250

Parcel #3: 35.3 acres of wooded land. Easy access with 2400' of road frontage on Fickes Rd. Plenty of level land to build with slope to top of ridge. Estimated Taxes: \$150

Parcel #4: 34.44 acres of vacant land with 3 acres tillable and the balance wooded. Easy access with 2400' of road frontage on Fickes Rd. Plenty of level land to build. Estimated Taxes: \$150

Open House Dates: Sat. Nov. 11, 1-2 P.M. & Sat. Nov. 25, 1-2 P.M.

For more details or a private showing call Gerald @ 717-582-6589 or Meryl @ 717-629-6036.

Terms: Settlement on or before February 7, 2024. \$15,000 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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Auctioneer: J. Meryl Stoltzfus
AU#005403 Ph. 717-629-6036

Seller: William Thomas Imler



