

# HUNTINGDON COUNTY REAL ESTATE AUCTION

## Saturday, August 17, 2024 @ 11:00 AM

### 63 Acres • Stocked Trout Stream

### Mature Timber • Woodland & Open Land

16387 Blacklog Valley Rd, Orbisonia, PA 17249



**Directions:** From I76 E take exit 180 then right on 522 N. In 16.8 mi turn right on Blacklog Valley Rd. Go for 8.2 mi. Watch for signs!

Beautiful 63 +/- acre tract of prime woodland with many attractive features. Blacklog creek flows through the property & is a stocked trout creek making this an ideal fishing property. Timber has not been cut in many years so there is mature timber ready to harvest. Road frontage along Blacklog Road with a nice gravel/shale lane for easy access! Mostly wooded with an open field in the front. An older septic system that is not in use currently. Property has a 32x40 pole barn shed with electric & an 8x12 portable storage shed. 4 older campers will be included in the sale of the property. The terrain lays very nice & is almost all at the base of the mountain. An ideal opportunity to purchase your own land for recreational use with prime fishing, hunting, & creek side camping opportunity! Also has some potential return on your investment with the timber value! Only 15 minutes to Orbisonia, 30 minutes to Huntingdon, & 2 hours to Lancaster!

**Open House Dates:** Saturday July 27 from 10:00 AM-12:00 noon

Tuesday July 30 from 1:30 PM-3:00PM

**Terms:** \$30,000 deposit day of auction. Buyers pays 2% transfer tax. Settlement by October 25, 2024, or before.

**Annual Taxes:** \$1545.00 (not in Clean & Green)

For more information or private showing contact Jake Yoder @ 717-513-5386.

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AUCTION SERVICES



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**Auctioneer:** Jake Yoder AU #005851

Ph. (717)-513-5386



**Sellers:** Barry & Suzanne Wenger



**Aerial is deemed to be accurate but not guaranteed. This is not a survey.**

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)  
Or scan the QR code in the bottom right corner.

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