



ABSOLUTE AUCTION 190±ACRES BEDFORD CO. MARCH 21, 2024 AT 1PM

Bedford County Pennsylvania



DIRECTIONS: Tract 1: From Bedford go N on I-99 for 9 miles. Take PA Exit 7 and go W on Rt.869/Heritage Rd/Miller Rd for 7.5 miles. Tract 2: From Miller Rd turn left onto Rt.96/King St. Clair Rd. WATCH FOR HURLEY SIGNS.

**AUCTION TO BE HELD AT
MILLER RD | ALUM BANK PA 15521
TO BE SOLD TO THE HIGHEST BIDDER!
*Offered in two tracts & as a whole.***



TRACT 1 Parcel D.04-0.00-035: Features **123.33± ACRES** on Miller Rd, Alum Bank, PA with over 2,300ft of road frontage on 2 sides offering tons of future potential. Property includes 60± acres tillable land, 40± acres woodland and TONS of wildlife, deer and turkey. Property in Clean & Green.

TRACT 2 Parcel D.05-0.00-012-J: Features **67± ACRES** on King St Clair Rd, Osterburg, PA with deeded ROW, 37± acres tillable land and 30± acres woodland with **STREAM**, plentiful wildlife, deer and turkey.

**PROPERTY SHOWINGS
MARCH 13th 12-2PM & MARCH 16th 10AM-12PM**

Call the Hurley Farm & Land Professionals!

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