

# **PUBLIC** *Auction*

**SATURDAY, DECEMBER 18  
at 11:00 AM**

From North Eighth Street in Mifflinburg, follow Grand Valley Road to 3034 Grand Valley Road, Mifflinburg, Lewis Twp., Union Co. PA

## **42+ ACRE UNION COUNTY FARM**

2 Story Brick & Vinyl Sided Renovated Farmhouse in a Country Setting. Kitchen w/Cherry Cabinets made by Luke Weaver w/Recess Lighting. Cozy Spacious Living Room, Family Room, Dining Room, 3 Bedroom Plus a Step-down Home Office w/Accenting Exposed Brick & Wooden Walls. Master Bedroom with Walk-In Closet. 2 Baths. A Grand Front Entrance w/Open Wooden Stairway & Banister. Carpet & Wood Floors. Swirl Ceilings throughout. Attractive Front Porch to Experience Breath-Taking Sunrises. Side Porch for Entertaining w/Built-in Bar & Benches to Enjoy the Tranquil Scenic Landscape of Surrounding Farm Fields. Shaded Sizeable Backyard for Family Outings. Front & Rear Stairways. Oil Furnace. Replacement Windows to Allow Plenty of Sunlight for a Pleasant Atmosphere. Well & Septic, 200 Amp Service. Clean & Green. Zoned Agricultural/Residential. Mifflinburg School District.



To Schedule a Showing Call 570-898-4098 or 570-898-4579. **TERMS:** \$20,000. Down, Balance within 60 Days. No Buyers Premium. Prospective Buyers may Conduct Property Testing at their Own Expense Prior to Sale Day.

**Wanda & George Zechman, Owners**

**HESS'S**  
**AUCTIONEERING**

**Attorney:** Hudock Law Firm, 570-966-3008  
**Auctioneers:** Lori Hess Lauver, AU-002854-L, 570-966-2512

Complete Listings & Photo's Available at  
[auctionzip.com](http://auctionzip.com) ID# 2399 or [GoToAuction.com](http://GoToAuction.com) ID#4215

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