

PUBLIC

Auction

**THURSDAY, JUNE 30
at 6:00 PM**

Located 35 Miles East of State College on SR 45, Turn onto
White Tail Road to 287 White Tail Road, Woodward, Haines Twp. Centre Co, PA

CENTRE COUNTY HOME ON 5 ACRES OF MOUNTAIN

A Well-Maintained Home Nestled in the Forest on 5.7 Acres of Mountain Land within minutes of the Bald Eagle State Forest. A Vinyl Sided 3 Bedroom Modular Home on a Private Lane for Year-Round Living or a Get-Away Retreat Property. Eat-In Kitchen with Pleasant Natural Lighting, Large Living Room, 1.5 Baths, Finished Family Room in Basement with Mini-Split System, Pellet Stove & Accenting Brick Wall, Carpet Throughout, Rear Wooden Deck to Enjoy the Quietness of the Mountain & Abundant Wildlife. Heat Pump, Generac Generator & New Underground Electric Service, Well & Septic. 24' X 40' Detached Garage with 10' Overhead Door. Ideally located near the Penn State Main Campus & within minutes of Woodward Camp & Premier Fly Fishing on the Penn's, Pine & Elk Creeks. A Private Setting with A Variety of Wildlife Habitat & Offers a Great Recreational Area for Outdoor Enthusiasts. This Property Invites Hunters, Investors or anyone just wanting to leave the City. Do not Miss this Rare Opportunity! To Schedule a Showing Call 570-966-2512. Prospective Buyers may conduct various property testing at their own expense prior to sale day. Taxes: \$2,000. **TERMS:** \$10,000. down, balance within 30 days. No Buyers Premium.



Clifford Ressler, Owner

Attorney: Michael Suders, 570-966-3360

Auctioneers: Lori Hess Lauver, AU-002854-L, 570-966-2512 & Daniel King, AA-019500-L

**Complete Listings & Photo's Available at
auctionzip.com ID# 2399 or GoToAuction.com ID#4215**

Owners & Auctioneers Not Responsible for Accidents

All Verbal Information Day of Auction Takes Precedence Over Written Advertisement

HESS'S
AUCTIONEERING

