

PUBLIC

Auction

**WEDNESDAY, OCTOBER 5
at 5:00 PM**

In Millheim, turn off SR 45 at the Red Light onto Penn Street, which turns into Coburn Road. Then Bear Left on Pine Creek Road and Turn Right onto Old Mountain Road to 467 Old Mountain Road, Aaronsburg, Haines Twp. Centre Co., Pa

114 ACRES OF WOOD & FARM LAND

A Remodeled & Well Maintained 2 Story Vinyl Sided 5 Bedroom Log Farmhouse nestled among farm fields and Mountain Side. This Farmhouse features exposed Boards with Chink, Large Eat-In Kitchen with Cherry Cupboards & Granite Countertops, Selling with Appliances; Tastefully Renovated 24' X 28' Living/Family Room with Natural Wooden Walls & Cathedral Ceiling. This Spacious Room provides Plenty of Natural Light with a view of the outdoor

serenity setting. Florida Room accenting Sky Lights that leads onto a Rear Cement Patio with a Stone Wall to relax and enjoy the Abundant Wildlife; 18' X 20' Master Bedroom; 2 Baths; Home Office, Carpeted Throughout, Front Sitting Porch; Replacement Windows, Electric & Propane Heat, Spring Fed Well with 1000-gallon Fiberglass Tank, Septic, Bank Barn with Electric & Frost-Free Hydrant, Agricultural Related Buildings, Spring Fed Pond, Apple Orchard, Well Kept Road throughout the Property leads to a Picturesque Panoramic View of Penns Valley. Zoned Forest Conservation. Conveniently located between Lewisburg and State College, this is a great location for anyone wanting to leave the hubbub of the city. Approx. 30 acres of Open Land & 80 acres of Woodland providing ample Recreational & Hunting opportunities. **An Outstanding Outdoor Venue for Large Family Gatherings.** Taxes: \$4,355. To Schedule a Showing of this Farm Call 814-349-5645 or 570-966-2512.

TERMS: \$25,000. down, balance within 60 days. No Buyers Premium. Prospective Buyers may conduct various property testings at their own expense prior to sale day.



Steve Beattie, Owner

Attorney: James Bryant, 814-349-5666

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

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