

# **PUBLIC** Auction

**SATURDAY, MARCH 11  
at 3:00 PM**

West of Mifflinburg on SR 45 Old Turnpike Road, Turn Right onto Pleasant Grove Road, Bear Left onto Moll Road, Turn Left onto Hit or Miss Lane to 457 Hit or Miss Lane, Mifflinburg, Lewis Twp, Union Co, PA

## **Home or Cabin on 2+ Acres of Woodland**

A Well-Maintained Home Nestled in the Forest on 2.6 Acres within walking distance of the Bald Eagle State Forest. A Block & Vinyl Sided 3 Bedroom Ranch Style Home with a Large 2nd Floor on a Private Lane for Year-Round Living or a Get-Away Retreat Property. Sit-In Kitchen w/New Cabinets & Jotul Wood Stove, Living Room w/ Propane Fireplace, Bath, Basement, Open Wooden Deck to Enjoy the Quietness of the Outdoors & Abundant Wildlife. Well & Septic. 12' X 20' Shed, 10' X 16' Shed w/Loft. Recent Improvements Include: New Roof, Attic Insulation, Spouting, Siding & Replacement Windows. Ideally located within driving distance to Premier Fly Fishing on Rapid Run & the Penns Creek, Woodward Camp and local Universities. A Private Setting with A Variety of Wildlife Habitat & Offers a Great Recreational Area for Outdoor Enthusiasts. This Property Invites Hunters, Airbnb Investors or anyone just wanting to leave the City. **Do not Miss this Rare Opportunity!** Taxes: \$1,184.



**To Schedule a Showing, Call: 570-217-4825**

### **Terms**

\$10,000. down, balance within 60 days. No Buyers Premium. Prospective Buyers May Conduct Various Property Testings Prior to Sale Day.

**Kevin & Paula Cochran, Owners**

**Attorney:**

Melissa Lobos, 570-966-1009

**Auctioneer:**

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

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

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

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All Verbal Information Day of Auction Takes Precedence Over Written Advertisement

