

# PUBLIC Auction

SATURDAY, MAY 18  
at 5:30 PM

West of Mifflinburg on SR 45 Old Turnpike Road, Turn Right onto Pleasant Grove Road, Left onto Moll Road,  
Turn Left onto Ruhl Lane to 120 Ruhl Lane, Mifflinburg, Lewis Twp, Union Co, PA

## CABIN ON 20 ACRES OF WOODLAND

A Rustic Cabin Nestled in the Forest on 20 Acres Close to the Bald Eagle State Forest. 2 Story Cabin Consisting of First Floor Open Concept Kitchen/Living Room. Second Floor Sleeping Quarters. Electric. Cabin on a Private Lane for a Hunting Cabin or a Get-Away Retreat Property. Sitting Porch to Enjoy the Quietness of the Outdoors & Abundant Wildlife. Ideally located within driving distance to Premier Fishing on Rapid Run & the Penn's 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, Investors or anyone just wanting to leave the City. No Well or Septic. **Do Not Miss this Rare Opportunity!**



**To Schedule a Showing Call 570-966-2512.** Taxes (2023): \$1,277. Parcel #: 007-101-145.00000 & 007-101-153.00000.  
**Terms:** \$15,000. down, balance within 45 days. No Buyers Premium. Prospective Buyers May Conduct Various Property Testings Prior to Sale Day. **Broker Participation Available by Contacting Auctioneer for Details.**

Frederick Family

**HESS'S**  
AUCTIONEERING

**Attorney:** Robin Martin, Slivinski Law Firm, 570-837-1200  
**Auctioneers:** Lori Hess Lauver, AU-002854-L, 570-966-2512  
& Daniel King, AA-019500-L

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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