

PUBLIC Auction

WEDNESDAY, JUNE 26
at 6:00 PM

Near Blanchard, Turn off SR 150 - N. Eagle Valley Road onto Marsh Creek Road. Turn Right onto Upper Pole Cat Road, to the first Gated Private Lane on the Right, Upper Pole Cat Road, Howard, Liberty Township, Centre County, PA

CENTRE COUNTY WOODLAND

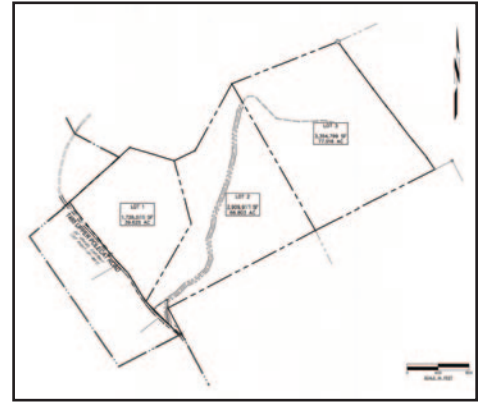
PARCEL #1: 39.63 Acres of Woodland with a Driveway off the Township Road.

PARCEL #2: 66.79 Acres of Woodland with a Gated Roadway and Fantastic Views of the Marsh Creek Valley.

PARCEL #3: 77.01 Acres of Woodland with a Gated Roadway Access through Parcel #2 and Fantastic Views of the Marsh Creek Valley.

If you are looking for Hunting & Outdoor Recreational Land or just a Real Estate Investment, here is your Chance! These 3 Parcels Offer several building sites for a Secluded Getaway with Septic Testing Approved for each Parcel. A Well-Managed Wildlife Habitat with Several Food Plots and an Improved Roadway Throughout the Property. **Imagine the Possibilities!**

Conveniently Located within 30 Minutes of Lock Haven and State College Attractions, including the Penn State Main Campus. Within 5 minutes of Local Amenities of Sayers Dam Beach (Howard Dam) and the Bald Eagle State Park. Professionally Select Cut Timbered & Surveyed with a Very Good Stand of Hardwood for Future Harvesting. Sprayed for Gypsy Moth in 2022 & 2023. Clean & Green. **Ideally Located in a Secluded Area with a Variety of Wildlife Habitat, this is a Great Recreational Area for Outdoor Enthusiasts. Do Not Miss this Opportunity!** To Schedule a Tour of these Parcels Call 814-299-1013. **Terms:** \$15,000 down, balance within 60 days. No Buyers Premiums. Oil, Gas, Coal and Other Subsurface Rights do not Convey with the Property.



HESS'S
AUCTIONEERING

Attorney: Miller, Kistler & Campbell, 814-234-1500
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

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