

PUBLIC Auction

**FRIDAY, OCTOBER 25
at 5:00 PM**

Located along SR 445 at 109 Madisonburg Pike Road, Madisonburg, Miles Township, Centre County, PA

MADISONBURG HOME

3 Bedroom Ranch Style Home. Kitchen with Oak Cabinets. Open Dining Room. Spacious Living Room. Full Bath & Laundry Room with Half Bath. Carpet Throughout. Cement Basement with Home Office. 6 'X 28' Front Cement Sitting Porch with Railing. Open & Enclosed Rear Cement Porches overlooking a Sizeable Quiet Yard for Family Gatherings. Attached Workshop & 2 Car Garage with Macadam Driveway. Newer Roof & Leaf Guard. 24' X 24' Detached Garage with Electric. 200 Amp Service. Radiant Ceiling Heat. Town Water. Septic. Taxes: \$2,450.



To schedule a showing call, 570-966-2512 or 814-349-5645. Terms: \$10,000. down, balance within 60 Days. No Buyers Premiums. Prospective Buyers may Conduct Property Testing at their own Expense.

10.5 ACRES OF CENTRE COUNTY WOODLAND

Turn off SR 45 - Penns Valley Road onto Smithtown Gap Road. Turn Right onto Kuppels Camp Road, Penn Township, Centre County, PA. Being Sold at Parcel #1.

If you are looking for Hunting & Outdoor Recreational Land or just a Real Estate Investment, here is your Chance! **Imagine the Possibilities!** Conveniently Located within 30 Minutes of State College Attractions, Poe Vally & Poe Paddy State Parks and the Bald Eagle State Forest. Clean & Green. Within minutes of Local Amenities with a Variety of Wildlife Habitat, this is a Great Recreational Area for Outdoor Enthusiasts. **Do Not Miss this Opportunity!** Taxes: \$20. **Terms:** \$10,000 down, balance within 60 days. No Buyers Premiums.

Auctioneer's Note: Both Parcels will be Offered for Sale at 109 Madisonburg Pike Road, Madisonburg.

Estate of Leonard Immel

HESS'S
AUCTIONEERING

Attorney: Bryant & Associates, 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

