

PUBLIC REAL ESTATE AUCTION

100 ACRE MULTI USE PROPERTY

Only 4 Mi. from PA Turnpike
Saturday, May 11, 2019 @ 11:00 A.M.

270 Country Lane, McConnellsburg, PA 17233- Fulton County



Directions: Take PA Turnpike Exit 180 (Rt. 522). Take Rt. 522 S. approx. 2.75 miles, turn right on E. Dutch Corner Rd. In 1 mile turn right on Country Lane and take the first driveway on right.

Property Description: Pride of ownership is evident as you explore this private 100 +/- acres of mostly wooded land. Plenty of whitetail deer & wild turkey. Permanent tree stands/blinds. 10+/- acres of food plot and open meadows, stocked pond.

3 BR, Board & Batten Home (2004): w/ cathedral ceilings, exposed pine boards throughout, hickory kitchen cabinets, finished basement, 2 car garage and attached efficiency apartment.

Remodeled 2-Story 1890's Log Home: 2 story log home, full kitchen, living room w/ propane fireplace, 2 bedrooms, 1 full bath, covered porch and upstairs balcony.

Post & Beam Bank Barn (2013) 34' X 42' designed and used for events.

Carriage House (2008): w/ full kitchen, living room, 2 bedrooms & 2 car garage. Many more extras! Quality workmanship with attention to detail and exceptionally well designed!

Open House Dates: Sat. March 30, 2019, 1-4 P.M., Sat. April 13, 2019, 1-4 P.M. and Tue. April 23, 2019, 5-7 P.M. Call Meryl at 717-629-6036 for more details or a private showing.

Terms: Settlement on or before July 12, 2019. \$50,000.00 down payment on the day of the auction. 2% transfer tax to be paid by the buyer. Real Estate taxes to be prorated from settlement day.

Annual Property Taxes: \$7,174

Attention Realtors: 1% Broker Participation offered to Realtors with a buyer, your buyers must be preregistered.

Auctioneer's Notes: The property is suitable as a recreational/sportsman's property, permanent residence and/or a brilliant investment opportunity for the VRBO or Airbnb proprietor. Carriage house & log home come fully furnished ready for a turnkey business opportunity.

For additional pictures go to www.beiler-campbellauctions.com or www.GoToAuction.com or www.auctionzip.com ID# 23383

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AUCTION SERVICES



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Auctioneers:

J. Meryl Stoltzfus (717) 629-6036 AU#005403

Wilmer Martin (717) 333-4881AA#019

Sellers: Michael & Linda Crampton





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