

PUBLIC REAL ESTATE AUCTION

22 Acres Woodland with Cabin/Pole Barn
Monday, May 27, 2019 @ 11:00 A.M.

21270 Main Street, Shade Gap, PA 17255- Huntingdon County



Directions: From Pa Turnpike take exit 180 (522). Turn right toward Mt Union. Go approx. 12 miles to town of Shade Gap. Turn left onto Main Street. Watch for auction signs.

Property Description: 22 acres woodland with a 42x60 pole barn cabin built in 2002. Part of pole barn is finished out living space featuring 3 bedrooms, 1 bathroom, living room & kitchen. Has plumbing & electric throughout. **Sells mostly furnished.** Electric can be operated with solar panels or generator. Property does not have well or septic but has passed previous perc tests. Pole barn has plenty of remaining unfinished storage area. Property is in Shade Gap & only minutes from gas & groceries. Great opportunity for your very own cabin/recreational land and seller is motivated!

Open House: Sat. May 11, 10:00 am -12:00 pm. For more information or private showing contact Jake Yoder (717) 513-5386.

Terms: \$15,000 deposit due day of auction. Buyer & seller split 2% transfer taxes. Settlement on or before July 12, 2019.

Attention Realtors: 1% Broker Participation offered to Realtors with a buyer. Your buyers must be preregistered 48 hours prior to auction.

For additional pictures go to:

www.beiler-campbellauctions.com or www.auctionzip.com or www.GoToAuction.com

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Auctioneer:

Jake Yoder (717) 513-5386 AU#005851

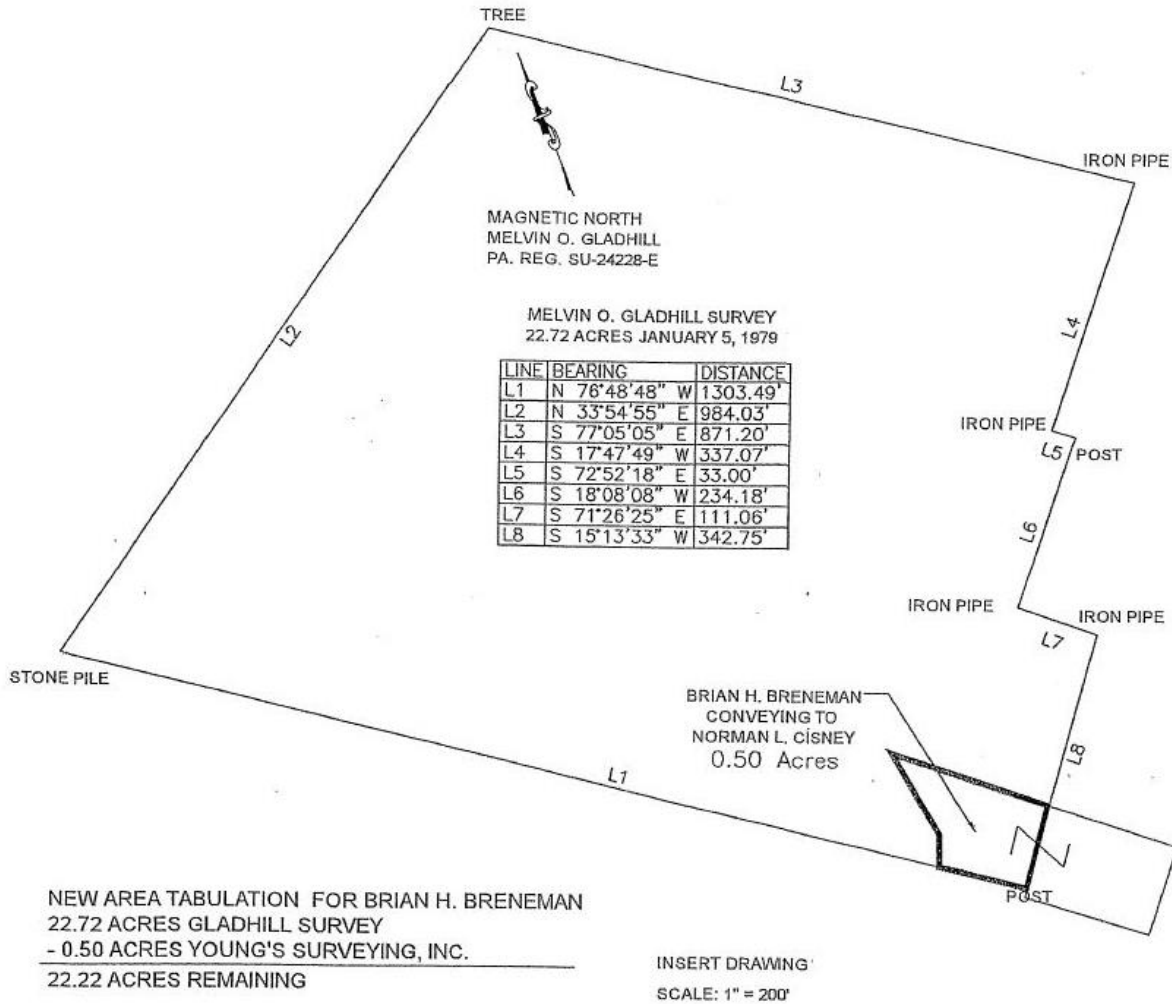
Seller: Brian Breneman

Attorney: Jennifer Habel

(814) 643-3555



PROPERTY OF BRIAN H. BRENEMAN RECORDED IN DEED BOOK 559 PAGE 849 AS TAX PARCEL NO.: 12-03-56.1
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