

SNYDER COUNTY REAL ESTATE AUCTION

Saturday July 30, 2022 @ 11:00

22 Acres • 4 Bedroom 4 Bath Home

In-Ground Pool • Woodland • Pasture • Stream

Dog Kennels • Box Stalls • Equipment Shed

35'x 82' Barn with 3 Bedroom 2 Bath Apartment

77 Aspen Hollow Ln, Selingsrove PA 17870 - Snyder County



Directions: From Rt 11/15 take Park Rd for approximately 2 miles. Then turn left on Aspen Hollow Lane.

Beautiful 22-acre property consisting of 2 parcels located just outside of Selingsrove. Property features a very nice 4-bedroom 4-bathroom home that has been well maintained & updated. Home has a kitchen with granite counter tops, dining area, living room, a full basement, a master bed & bath on main floor and 2nd floor. Heating sources include heat pump, coal, propane & central air. Home features an in-ground pool at the back of the home with a large deck & screened in porch area, a private parking area & partial paved driveway. 2 septic systems, one for the house & one for the apartment. Private well. Property has a 35x82 main barn with a finished 3-bedroom 2-bathroom apartment on the upper level that can be rented out. Lower level currently has approx. 24 dog kennels with wash/groom area & 6 horse stalls. Barn has concrete floor & has good potential for cash flow if buyer desires. A 22x51 equipment shed with 3 box stalls & loft area. Property has fenced in pasture, woodland, & stream. Woodland has not been timbered recently. Very nice property located just minutes from all major attractions in Selingsrove and yet located in the rural countryside. Do not miss this opportunity!

Open House Dates: Tuesday June 28 from 4-6

Saturday July 9 from 3-5

Terms: \$35,000 deposit day of auction. Buyer pays 2% transfer tax. Settlement 60 days or before.

1% Broker participation offered to Realtors with buyers. Realtor buyers must pre-register buyers.

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

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AUCTION SERVICES



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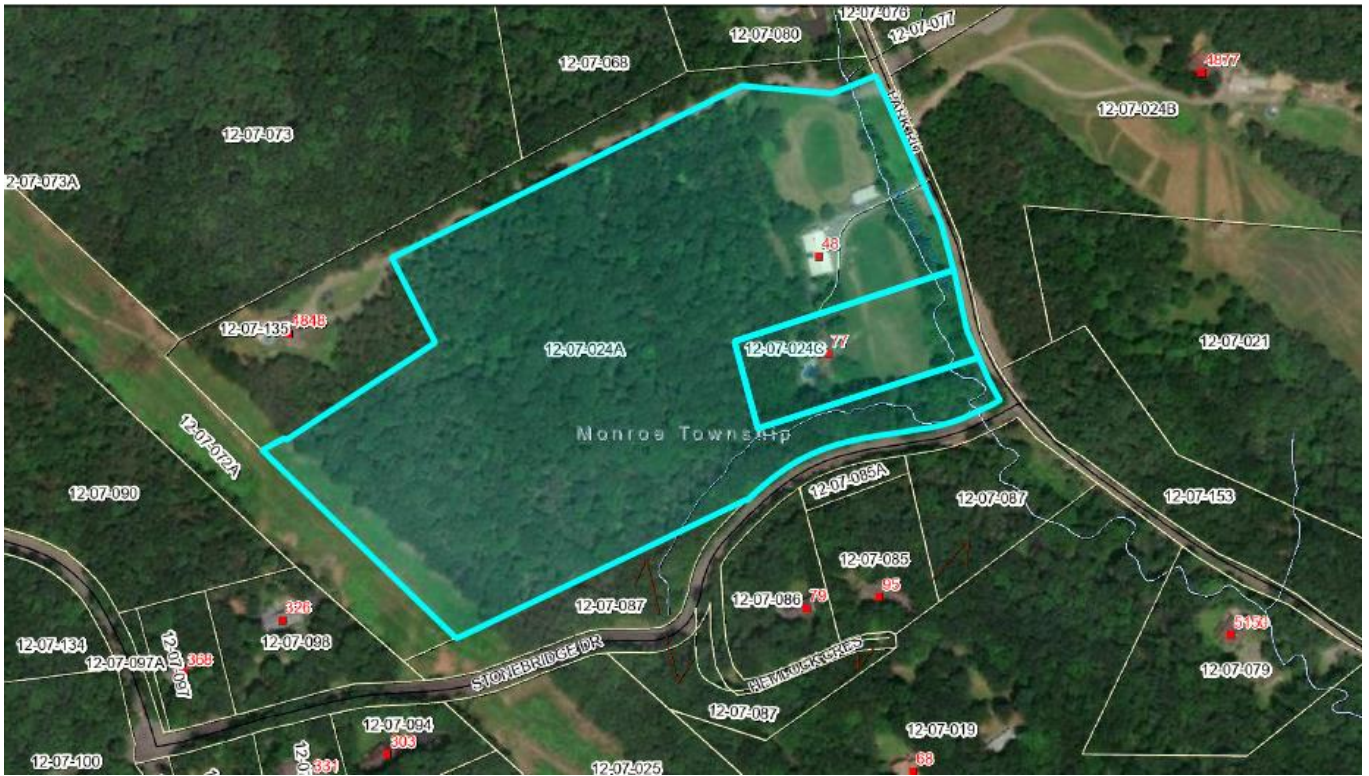
Ph. (570)-412-0304

Attorney: Anthony Michetti

Ph: (570)-672-2536

Sellers: Joyce Bilger Irrevocable Trust





Aerial is deemed to be accurate but not guaranteed. This is not a survey.

For more information, pictures and forms go to: www.beiler-campbellauctions.com or www.auctionzip.com or www.GoToAuction.com

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