

# **SNYDER COUNTY LAND AUCTION**

**26.95 Acres • 3 Parcels • Rt 35 Road Frontage**  
**Woodland • Tillable • Building sites**  
**Saturday October 15, 2022 @ 11:00**

**00 Rt 35, Freeburg, PA 17827**



**Directions: From Mt Pleasant Mills take Rt 35 N. In 3.5 mi the property will be on the left.**

**Property Description:** Attractive 26.95 acres of land located along Rt 35 close to Freeburg in Snyder County. Very nice combination of tillable land & woodland. Property will be offered as 3 individual tracts & as the entirety.

**Lot #1. (Per survey)**

This tract consists of 22.71 acres with Approx. 10 acres tillable & 12 acres wooded. Borders Susquehecka Creek. Private setting & has nice views! Perc tested for sandmound system.

**Lot #4. (Per survey)**

This tract consists of 2.10 acres with road frontage along Rt 35. Almost all tillable land. Perc tested for sandmound system.

**Lot #5. (Per survey)**

This tract consists of 2.14 acres with frontage along Rt 35. Mostly tillable land. Perc tested for sandmound system.

**Open House Date:** Saturday September 24 from 1:00-3:00

**Terms:** \$10,000 deposit on lot 4 & 5. \$20,000 deposit on lot 1. Settlement 60 days or before. Buyer pays 2% transfer tax.

**Annual Property Taxes: \$575.39**

For additional pictures go to [www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) or [www.GoToAuction.com](http://www.GoToAuction.com) or [www.auctionzip.com](http://www.auctionzip.com)

**BEILER-CAMPBELL**  
**AUCTION SERVICES**



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**Sellers:** Lawrence & Katherine Smith



