

PUBLIC REAL ESTATE AUCTION

25.13 Acres w/Cabin & Detached Garage
Saturday April 15, 2023 @ 11:00 A.M.

789 Trego Rd, East Waterford, PA 17021- Juniata County



Directions: From Mifflintown take Rt. 35 S for approx. 22 mi. Slight left on Trego Rd. In 0.2 mi. the property is on the left.

Property Description: Secluded, 4 bedroom, 2 bath, log cabin (stick frame w/ wood log siding) on 25 acres of mostly wooded ground. 24'x32' detached garage. Cabin has, a wraparound porch, finished basement, cathedral ceilings, hickory kitchen, standard septic, drilled well, propane forced air heat and (new) central air conditioning unit. New, washer & dryer hookups. Very well built. 2"x6" framing, TGI joists, poured concrete walls. Large outdoor fire ring area. Approx. 3 acres of food plots, small pond. Easy access, level to sloping terrain. Included in the sale is, kitchen appliances, & 4- large tree stands. A Juniata County property that has a lot of desirable attributes for either a secluded cabin/get away, recreational property or would also be suitable as a permanent dwelling.

Open House Dates: Tue. March 21, 5-7 P.M. & Fri. March 31, 1-3 P.M. For more details or a private showing call Meryl @ 717-629-6036.

Terms: Settlement on or before June 15, 2023. \$25,000.00 down payment on the day of the auction. Buyer to pay 4% buyer's premium. Buyer's premium plus hammer price equals contract price. 2% transfer tax to be split equally by the buyer and seller. Real Estate taxes to be prorated from settlement day.

Annual Property Taxes: \$1,638.85

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

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

BEILER-CAMPBELL
AUCTION SERVICES



AY# 002026

www.beiler-campbellauctions.com • 888-209-6160

Auctioneer: J. Meryl Stoltzfus
AU#005403 Ph. 717-629-6036

Seller: Jeffrey Hostetter





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

BEILER-CAMPBELL
AUCTION SERVICES



AY# 002026

www.beiler-campbellauctions.com • 888-209-6160

Auctioneer: J. Meryl Stoltzfus
AU#005403 Ph. 717-629-6036



Seller: Jeffrey Hostetter