

JUNIATA COUNTY REAL ESTATE AUCTION

Friday Evening May 5, 2023

10 Acre Farmette • 3 Bedroom 2 Bath Home

Equip Shed • Heated Shop • Pond

Tools • Trailers • Household

Personal Property Starting @ 4:00 Real Estate @ 6:00

1433 Mountain Rd Port Royal PA 17082 -Juniata County



Directions: From US 322 E take the Port Royal exit and follow Rt 75 S for 8 mi then turn left onto Store Ln. In a half mile turn right on Mountain Rd. In 3.8 mi property will be on the right. Watch for auction signs.

Beautiful 10-acre farmette with nice views of the Tuscarora mountain. Property features a 3-bedroom 2 bathroom home with full basement. Home has an attached 12x12 greenhouse. An outdoor wood furnace that is only 3 years old & oil forced hot air for secondary heat. Private septic & well. Outbuildings include a 15x20 carport, 36x78 equipment shed, & a 37 x 43 partially finished out barn with concrete floor, kitchen area, water & heat. A nice pond with a deck & has been stocked in the past with sunfish & bass. Property is mostly open land with a few acres wooded. Excellent property for permanent residence or weekend get-away. Located close to PA State Gamelands. Come prepared to buy! Approximately 1 hour to State College & Harrisburg. 1 hour & 30 minutes to Lancaster.

Terms: \$25,000 deposit day of auction. Buyer pays 2% transfer tax. Settlement by June 30, 2023, or before.

Annual Taxes: \$2,426.00 not in Clean and Green

Open House Dates: Tuesday April 11 from 3 pm to 5 pm & Saturday April 15 from 10 am to noon

John & Anna Brubaker are re-locating to Ohio after living at this property the last 26 years. A beautiful property ready for a new owner. A nice clean lineup of shop/construction tools. This will not be a very large auction.

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

BEILER-CAMPBELL
AUCTION SERVICES



AY# 002026

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

Auctioneer: Jake Yoder AU #005851

Ph. (717)-513-5386

Attorney: Seth Mosebey

Ph. (717)-535-2100

Sellers: John & Anna Brubaker



Household items: older countertop with drawers; bedroom suite w/ bed, dresser, chest of drawers; old rocking chair; sofa; sofa chair picnic table; (2) wooden benches; wood office desk; drop leaf table; (2) microwaves; small wood tables; misc wood chairs; (3) window air conditioner units; (2) rocking sofa chairs; lift recliner chair; misc dishes & glassware; wooden barn w/ toys; (2) kitchenette tables

Collectibles: old fashioned Hammonds pretzel tins; metal milk can; metal carry-along wood tray; metal boot stand; cow chains; peanut butter glasses; antique baby rocking crib

Tools & Shop Items: Paslode air guns; Senco staple guns; Bostitch nail gun; Makita sander; (2) Makita Sawzall; portable Dewalt air compressor; portable Quincy air compressor; (2) Makita miter saws; steel miter saw stand; (3) safety harnesses; (4) Makita cordless drills in cases; (3) single carjacks; (3) Makita electric hand saws; sledge hammers; steel stomper; (2) sets steel ladder jacks; (3) shingle shovels; LaserMark Transit with tripod; Stihl MS 1800 chainsaw; Jonsered chainsaw; concrete hand trowels; wheel barrow; (2) 16' fiberglass extension ladders; (2) 12' fiberglass extension ladders; buckets of roofing screws; misc bolts & washers; wire ties; joist hangers; joist bridging; electrical outlets & covers; spindles; PVC pipe; PVC pipe fittings; concrete heat floor roll; boxes of Paslode nails; caulk tubes; misc metal pieces; coil stock; saw horses; tool boxes; misc rebar; heavy metal brackets; wood ladder; misc piles of lumber including 2x4, 2x6, 2x8 & 2x10; electric fence posts; wood tomato stakes; rolls of wire fence

Tractor: Allis Chalmers B (gas) w/ plow, cultivator, hoe harrow, & row marker; International 28 blade disc

Wood Splitter: Mighty Mac wood splitter w/ 13 hp Honda engine

Trailers: 25' 2007 PJ Gooseneck with 3 ramps, rated for 14,000 lbs (nice condition); 18' United enclosed trailer (scrap but has title)

Mower: Steiner 410 tractor/mower w/ 5' mower deck with 2,835 hours (1 owner)



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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