

PUBLIC REAL ESTATE AUCTION

Multi-Parcel Auction • 195+/- Acres w/ 2 Story Home & Outbuildings
Saturday May 13, 2023 @ 11:00 A.M.

22948 Piper Lane, Shade Gap, PA 17255- Huntingdon County



Directions: From PA-35 and US-522 in Shade Gap take US-522 S for 3.5 mi. Turn R on Piper Ln. In 0.4 mi. farmhouse is on R.

Property Description: A very interesting mix of rolling open land & wooded acreage that will certainly provide wonderful home or cabin sites. Whether you buy one parcel or multiple parcels, this farm/recreational property could be an ideal sportsman's paradise. A great opportunity to invest in land! Close to State Game Land 81 & Rothrock State Forest, also minutes from stocked trout streams North Branch Little Aughwick Creek & Shade Creek. In close proximity to East Broad Top Railroad and 45 min. from Lake Raystown Resort. All parcels are ready to build and have recent perc & probe tests. Properties are conveniently located 4 miles from the Turnpike. 1 hr. & 10 min. from Harrisburg, 1 hr. & 20 min. from State College, 1 hr. & 45 min. from Lancaster, 2 hr. & 10 min. from Baltimore. All taxes are estimated and subject to change.

Lot 4 11.74 acre farmette, with additional, adjoining land available. Remodeled 3 bedroom, 1 bath farmhouse with panoramic field & mountain views! Beautiful stone fireplace with wood stove insert, hardwood floors, new carpet, etc. The house offers plenty of outdoor living space with a side deck, covered front porch and an upstairs balcony to enjoy the amazing views. The land is mostly open ground with some woods. Additional outbuildings are detached 2 car garage, a workshop, 20'X30' equipment shed, and a 40'X40' barn with 4 stalls. Apx. Taxes: \$1,600

Lot 1: 44.91 Acres	All wooded land	Approx Annual Taxes: \$300
Lot 5: 12.49 Acres	Mix of open tillable land & wooded land	Approx. Annual Taxes: \$100
Lot 6: 19.08 Acres	Mix of open tillable land & wooded land	Approx. Annual Taxes: \$200
Lot 7: 18.52 Acres	Mix of open tillable land & wooded land	Approx. Annual Taxes: \$200
Lot 8: 18.47 Acres	Mostly open & tillable, some wooded	Approx. Annual Taxes: \$200
Lot 9: 1.98 Acres	All open, tillable land	Approx. Annual Taxes: \$200
Lot 10: 15.72 Acres	Mostly wooded, some open, tillable land	Approx. Annual Taxes: \$200
Lot 11: 23.14 Acres	Mostly wooded, some open, tillable land	Approx. Annual Taxes: \$200
Lot 12: 29.08 Acres	Mostly wooded, some open, tillable land	Approx. Annual Taxes: \$300

Open House Dates: Sat. April 15, 1-3 P.M. & Tue. April 18, 5-7 P.M. For more details or a private showing call Meryl @ 717-629-6036.

Terms: Settlement on or before July 12, 2023. Lot 4 (lot with home) \$20,000 down payment, all other parcels are \$10,000 down payment per parcel on the day of the auction. Real Estate taxes to be prorated from settlement day. 2% transfer tax to be paid by the buyer. The property will be sold price per acre. High bidder's choice of lot(s).

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

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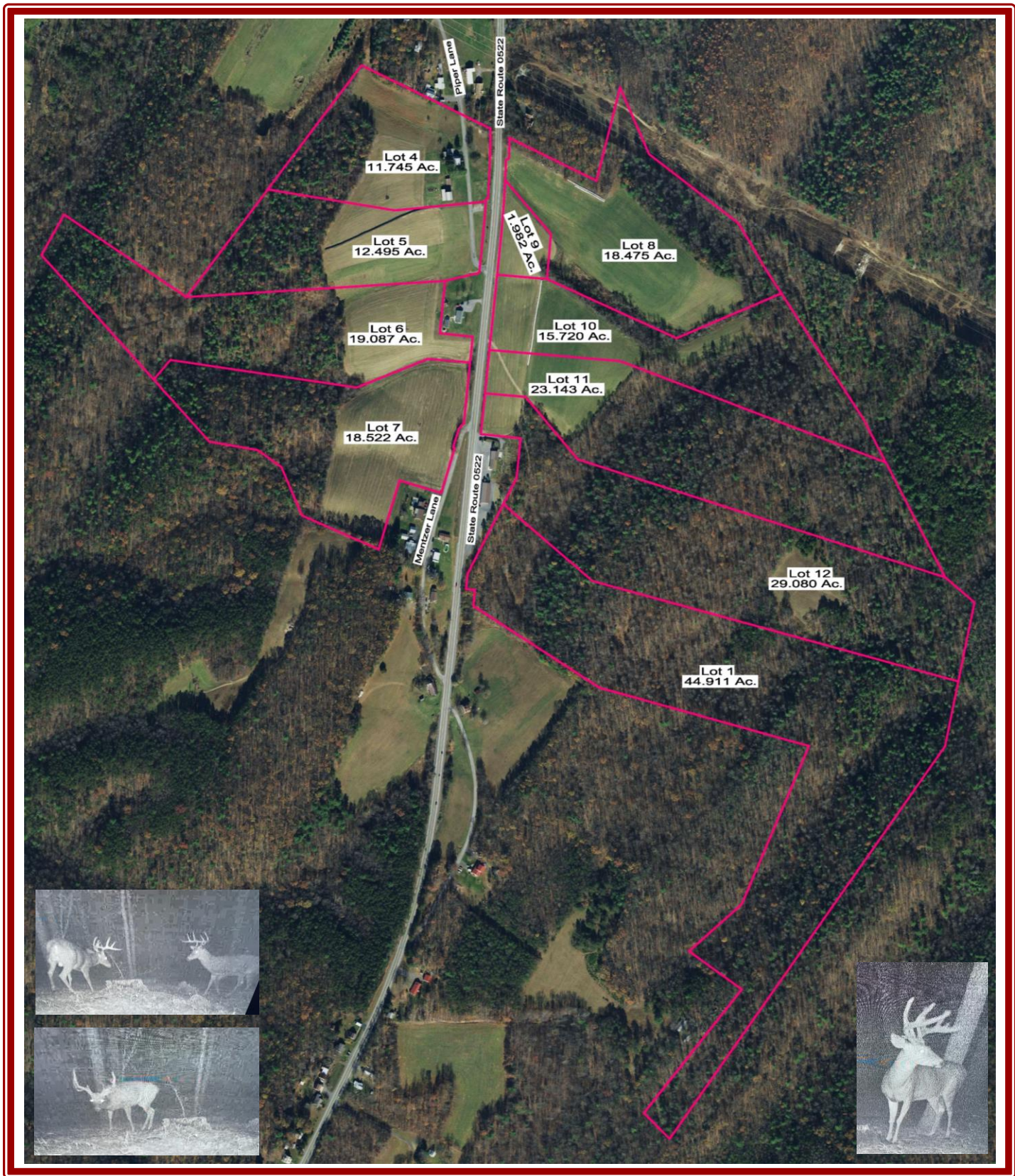
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Auctioneer: J. Meryl Stoltzfus
AU#005403 Ph. 717-629-6036



Sellers: M&J Land Acquisitions, LLC



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