

# CENTRE COUNTY REAL ESTATE AUCTION

Saturday, Sept 21, 2024 @9:00 AM Real Estate @12:00

12 Acres w/ Deluxe Log Home & Outbuildings

Creek Frontage • Mountain Views • Vehicles

Farm Equipment • Tools • Household

133 Paradise Rd, Spring Mills, PA 16875



**Directions:** From 322 E take the PA-45 E exit. In 16 mi turn right on Paradise Rd. Go for 2.1 mi. property will be on the right. Watch for signs!

Beautiful 12.06 acre property that features a stunning 4 bedroom 5 bathroom KSM Log Home & outbuildings built in 2005. Home/cabin has many modern, attractive, & convenient features! Central heat & air. Secondary heating sources include propane & coal. Main floor has large spacious kitchen, dining area, office, bathroom, & living room. Second floor has 2 bedrooms with each having their own bathroom. Basement is finished with 2 bedrooms, bathrooms, 2nd kitchen & family room. Private septic & well. A 31x40 detached garage with 3 bays, concrete floor & electric. Upstairs in the garage is a large rec area ideal for family activities or large gatherings. A newer 32x68 bank barn with 2nd floor drive in access & lower level is for livestock. Fenced in pasture area. Driveway is paved. A very nice combination of woodland & open land. Private setting with mountain views! Property is located within 8 miles of Poe Valley State Park, 11 miles from Poe Paddy State Park & has frontage along Penns Creek making it ideal for a weekend getaway or permanent residence! Only 30 minutes from State College & Mifflinburg! 2 hours from Lancaster. Do not miss this one!

**Open House Dates:** Tuesday August 27 from 1:00 PM-3:00 PM

Saturday August 31 from 10:00 AM-12:00 noon

**Terms:** \$50,000 deposit day of auction. Buyers pays 2% transfer tax. Settlement by November 22, 2024, or before.

**Annual Taxes:** \$5641 (property is enrolled in Clean & Green)

For more information or private showing contact Jake Yoder @ 717-513-5386.



**BEILER-CAMPBELL**  
AUCTION SERVICES



AY# 002026

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**Auctioneer:** Jake Yoder AU #005851

Ph. (717)-513-5386

**Sellers:** Jesse & Mary Burkholder

Ph. (814)-571-3589



## Vehicles and larger farm equipment will be sold after Real Estate

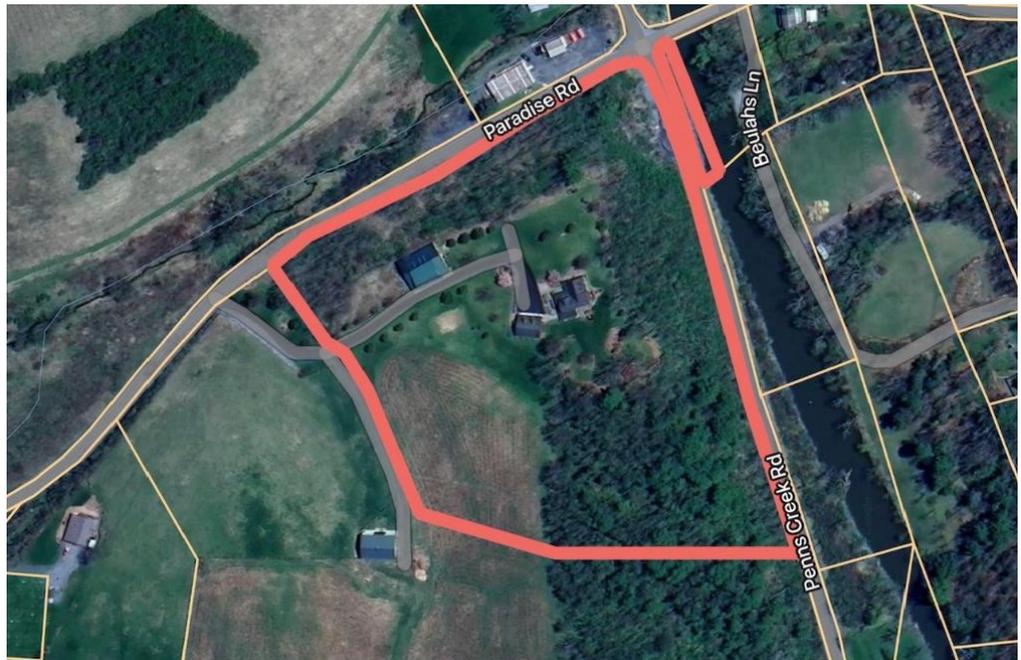
**Tractors & Utility Vehicles:** Kioti DK405E tractor w/ Kioti KL401 loader, 4wd, hydro, 2 remotes, wheel weights, 1251 hours diesel 1 owner, (**nice**); John Deere 520 tractor w/ single front wheel, 3-pt & pto, recent restoration; John Deere 420 gas tractor, 3-pt & pto, lights, recent restoration; John Deere XUV835M Crossover Gator w/ Cab & Western Impact 4-way snow plow, power steering, only 39 hours (**super nice**); Kioti Mechron UTV 611 hours diesel 1 owner (**very nice**); John Deere 345 lawn tractor w/ 48" deck, hydro;

**Farm Equipment:** I&J Mfg 9' sickle bar mower w/ hyd bar tilt (**very nice**); International 9' haybine w/ hyd hitch swing; International 20' field harrow w/ hyd fold wings; Kioti HD 10' 3-Pt twin blade rotary mower (**nice**); New Holland 328 manure spreader (**clean**); Hardi 300 gal. single axle sprayer w/ 35' manual fold booms, foam marker & electric valves; 4-bottom plow 3-Pt w/ new moldboards, shins & shares; 5.5' Kioti HCA65CS 3-Pt tiller (**nice**); Phoenix M72-S 72" finish mower 3-Pt (**like new**); Curtis 7 1/2' hyd angle snow blade w/ universal hookup (**like new**); 8' Agro Trend 3-Pt dual auger snow blower w/ hyd spout swivel; '02 H&S 10' 3K lbs cattle trailer (**nice**); 18' wooden bed flat wagon; grapple bucket universal hookup; 7' Pequea pto hay tedder; 3-Pt bale carrier; 3-Pt 7' stone rake; 5' Woods 3-Pt blade; 4.5' skid loader bucket; 4'x8' farm trailer; Scorpion 15 gal 12volt spot sprayer; (2) Titan Hi-Traction 18.4-30 tires;

**Tools & Misc:** 8' dia round bale feeder; shop made 9' feed trough; short bed pickup cap (**nice**); 50 gal fuel transfer tank w/ 12v pump; 500 gal ploy tank w/ valve; Craftsman 150PSI air compressor; Husqvarna 62522FE walk behind mower; Polan Pro rototiller; Husqvarna lawn sweeper; Kent 21 speed tandem bike; Schwinn Windwood vintage cruiser single speed bike (**like new**); 4'x8' farm trailer; Century wood stove; Burkholder Country Market sign; pond aerator; misc ratchet straps & chain binders; 3-ton floor jack; 3/4" socket set; Craftsman pneumatic tool set; misc hand tools; misc wire & electrical; misc wire fencing; metal stock tank; small vise; 1.5 HP electric motor; outhouse; live traps; Lg dog crate; chicken feeders; picnic tables; and more

**Vehicles:** 2005 Buick LaCrosse CXS 87,400 mi leather int; 2008 Mercedes-Benz ML 320 CDI 4MATIC AWD diesel 141,700 mi leather int; 1998 Chevy K2500 350 engine 191,000 mi; Tao Tao 50cc scooter

**Household:** ext. table w/ 6 chairs & 10 leaves; glider rocker; rocker/recliner; love seats; Home & Garden Party apple cannister set; coffee tables; antique Singer sewing machine; roll top desk; Bosch blender; Grandfather clock (as is); 2 single beds; double beds; dressers; chest of drawers; upholstered rocker; end tables; mounted coyote; log table w/ benches & chairs; maple bedroom suite; table; chair; book shelf; Whisper Mill grinder; water can; 2 small outhouses; chicken crate; 3 pc log furniture set; chandelier; 3 bunk bed sets; high chairs; strollers; chairs; blue Ball jars; 2 new sets 100 pc Blue Willow- Church Hill Of England Fine China; 100 piece blue floral fine china set; Winross toy trucks; misc truck/farm toys; apple crates; old Readers Digest; old metal tins; office furniture; couch; lamps; glassware; musical accordion; Aerosonic piano; and more



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](http://www.beiler-campbellauctions.com) or [www.auctionzip.com](http://www.auctionzip.com) or [www.GoToAuction.com](http://www.GoToAuction.com)

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