

JUNIATA COUNTY FARM/WOODLAND AUCTION

Saturday, September 28, 2024 @ 11:00 AM

89.96 Acres • Stunning Views • Road Frontage Home & Outbuildings • Woodland & Tillable

9287 Rt 333, Port Royal, PA 17082



Directions: From Rt 322 take the PA-75 exit toward Port Royal. Continue onto 75 S for 2.8 mi then turn right on 333 W. In 2 mi property will be on the right. Watch for signs!

Rare opportunity to buy an 89.96 acre farm/woodland property in a very nice location just outside of Port Royal! This property provides incredible views of the Shade & Tuscarora Mountains from the top field! Combination of approximately 65 acres woodland and 25 acres open land making it an ideal hunting property or a parcel to build your dream home or cabin. Features an older home & outbuildings. Home has a newer roof on part of it but the interior needs complete remodel job. Private septic & well. Over 2,000' of road frontage on Rt 333! New buyer will have immediate access for hunting if desired. Just minutes from Mifflintown & Rt 322! Approximately 45 minutes to Harrisburg & State College. 1 hour & 30 min to Lancaster.

Open House Dates: Saturday September 7 from 10-12

Tuesday September 10 from 1:30-3:00

Terms: \$50,000 deposit day of auction. Buyer pays 2% transfer tax. Settlement by November 27, 2024 or before.

Annual Taxes: \$1,982.00 (not enrolled in Clean & Green)

Bridge Loans Available – please call auctioneer for details

For more information contact Jake Yoder @ 717-513-5386



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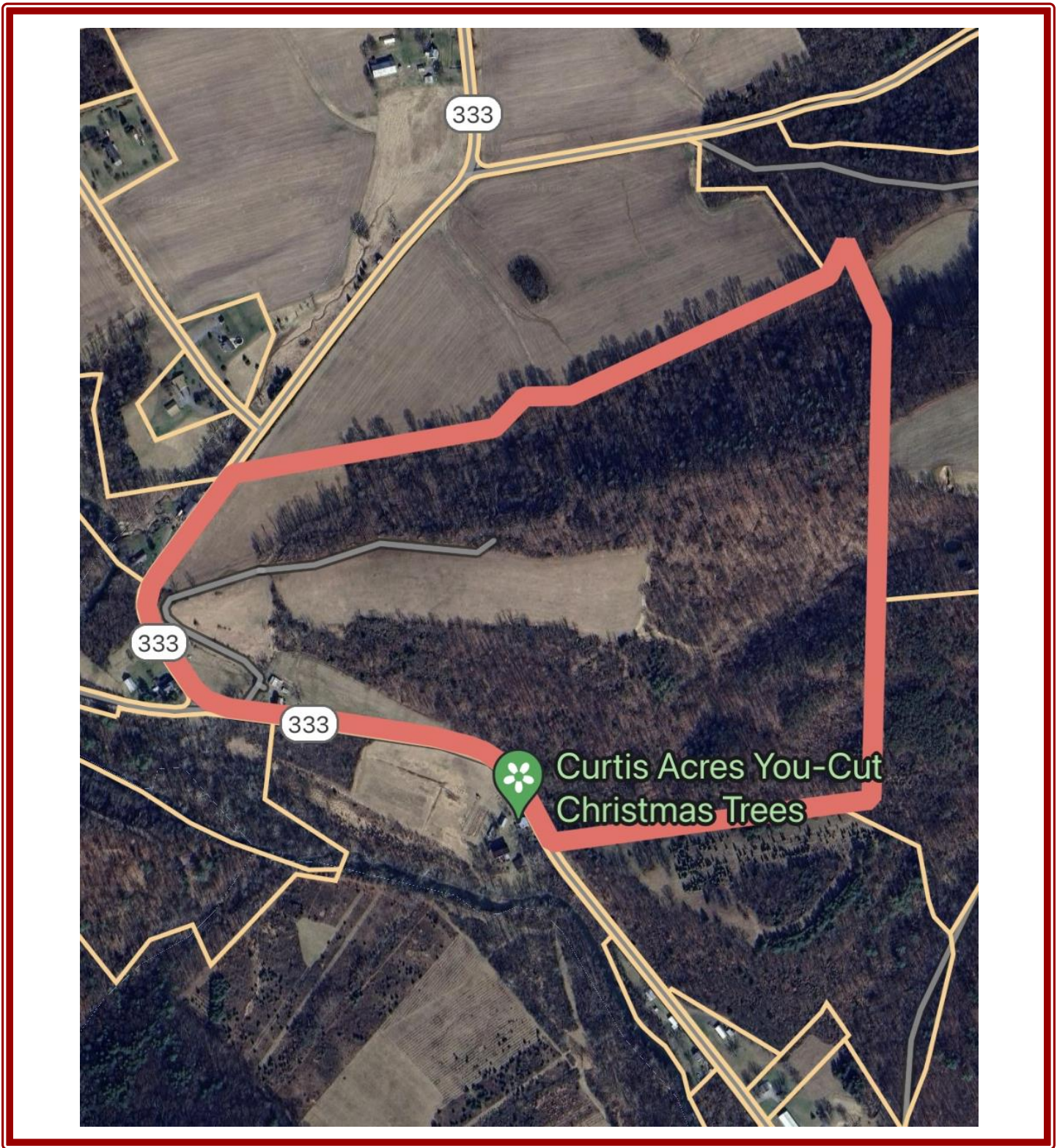
Auctioneer: Jake Yoder AU #005851

Ph. (717)-513-5386

Attorney: Robert G Radebach

Ph. (717)-827-4235





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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