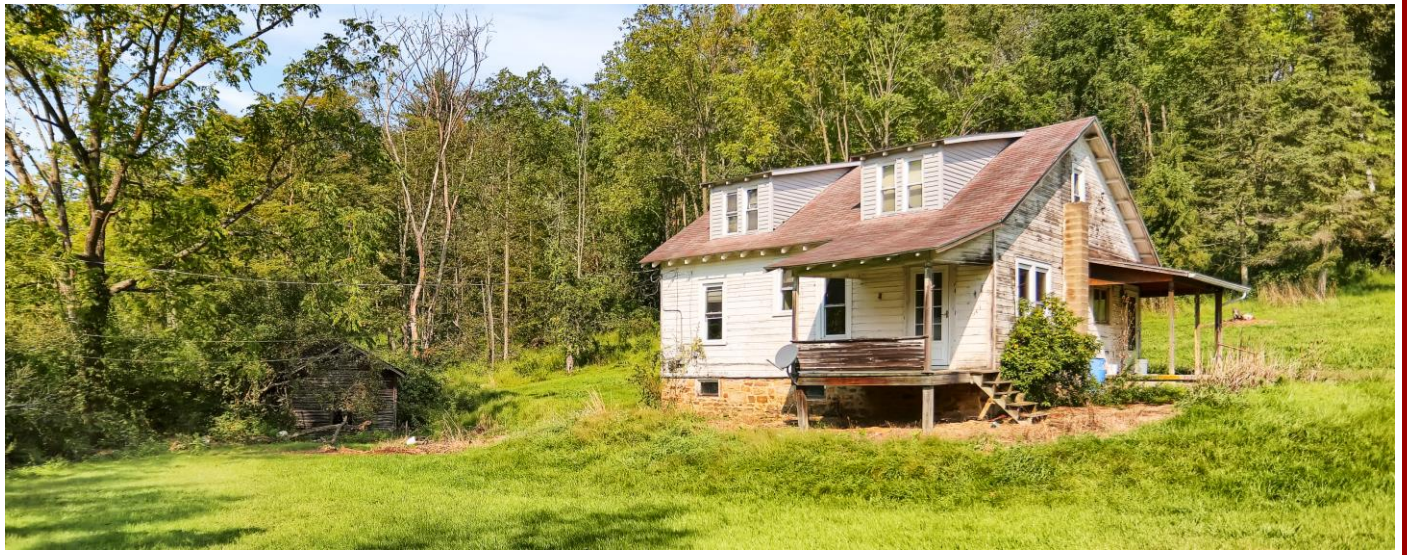


PUBLIC REAL ESTATE AUCTION

Multi-Parcel Real Estate Auction

Lot 2: 26.8 Acres w/Home • Lot 5: 15.8 Acres Vacant Land
Saturday October 19, 2024 @ 11:00 A.M.

599 Summit Rd. McClure, PA 17841- Mifflin Co.



Directions: From Lewistown take 522 N for 11 miles then turn right onto Summit Rd. Property will be on the left.

Lot #2: 26.8-acre farmette/woodland property & Lot #5: 15.8-acre tillable and woodland vacant property

- Each parcel has approximately 5-6 acres of open land, balance is wooded
- "Year-round" tributary stream to Wagner Run
- Woodland with a variety of hardwood trees
- Beautiful mountain views from the upper portion of the properties
- Terrain ranges from level to sloped
- Recent perk and probe tests completed on Lot#5
- Older stick-built home with recently inspected septic and spring-fed water on Lot# 2

Additional Remarks: Both properties are situated in an attractive setting, offering great potential for renovating the older home or building on one of the many ideal sites. They are well-suited for either a permanent residence or a recreational cabin. The small stream running through the property adds to its aesthetic appeal, attracting both wildlife and potential buyers. With plenty of road frontage on both parcels, the properties are in close proximity to PA State Game lands 107 (6,133 acres) and Bald Eagle State Forest, making them ideal for outdoor enthusiasts. Conveniently located just 50 minutes from State College, 1 hour and 10 minutes from Harrisburg, and 1 hour and 45 minutes from Lancaster, these properties will be available for purchase individually or as a whole.

Open House Dates: Tue. Sept. 24, 5-7 P.M. & Sat. Oct. 5, 1-3 P.M. For more details or a private showing call Gerald @ 717-582-6589 or Meryl @ 717-629-6036. **Terms:** \$15,000 per lot down payment the day of the auction. Settlement on or before December 18, 2024. 2% transfer tax to be paid by the buyer. Real Estate taxes to be prorated from settlement day. Contact us for quick, convenient financing options, including down payment and bridge loans.

Estimated Annual Property Taxes: Lot #2: \$1,944.63 Lot #1: \$837.00

All information provided is deemed to be accurate but not guaranteed.

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

BEILER-CAMPBELL
AUCTION SERVICES



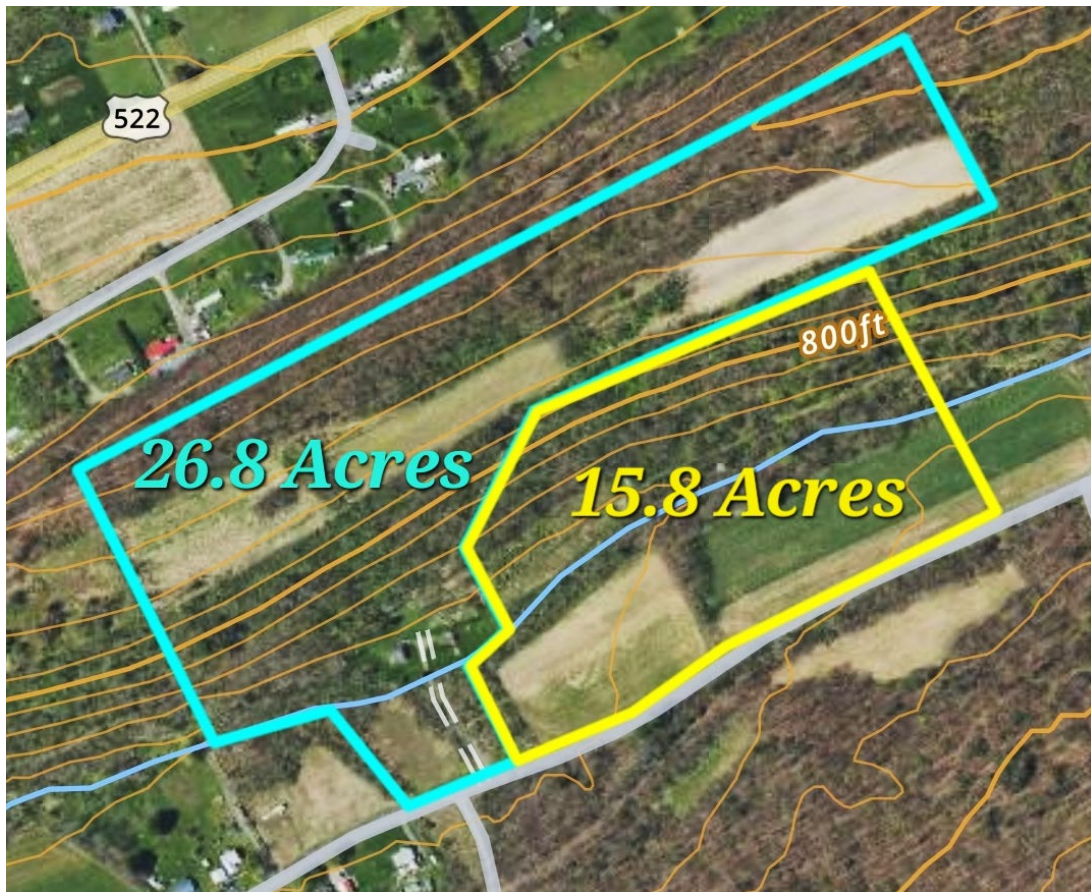
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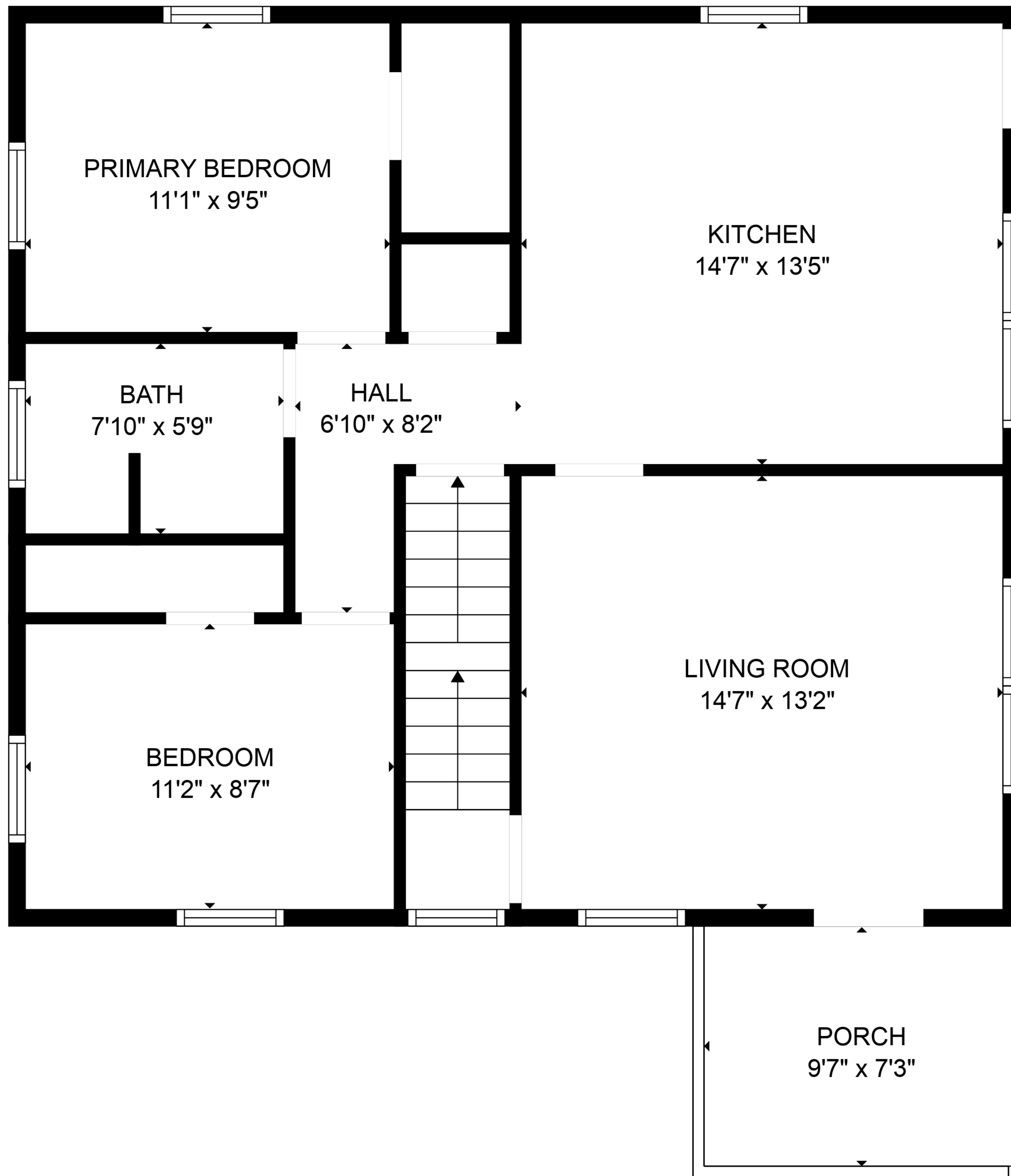
www.beiler-campbellauctions.com • 888-209-6160

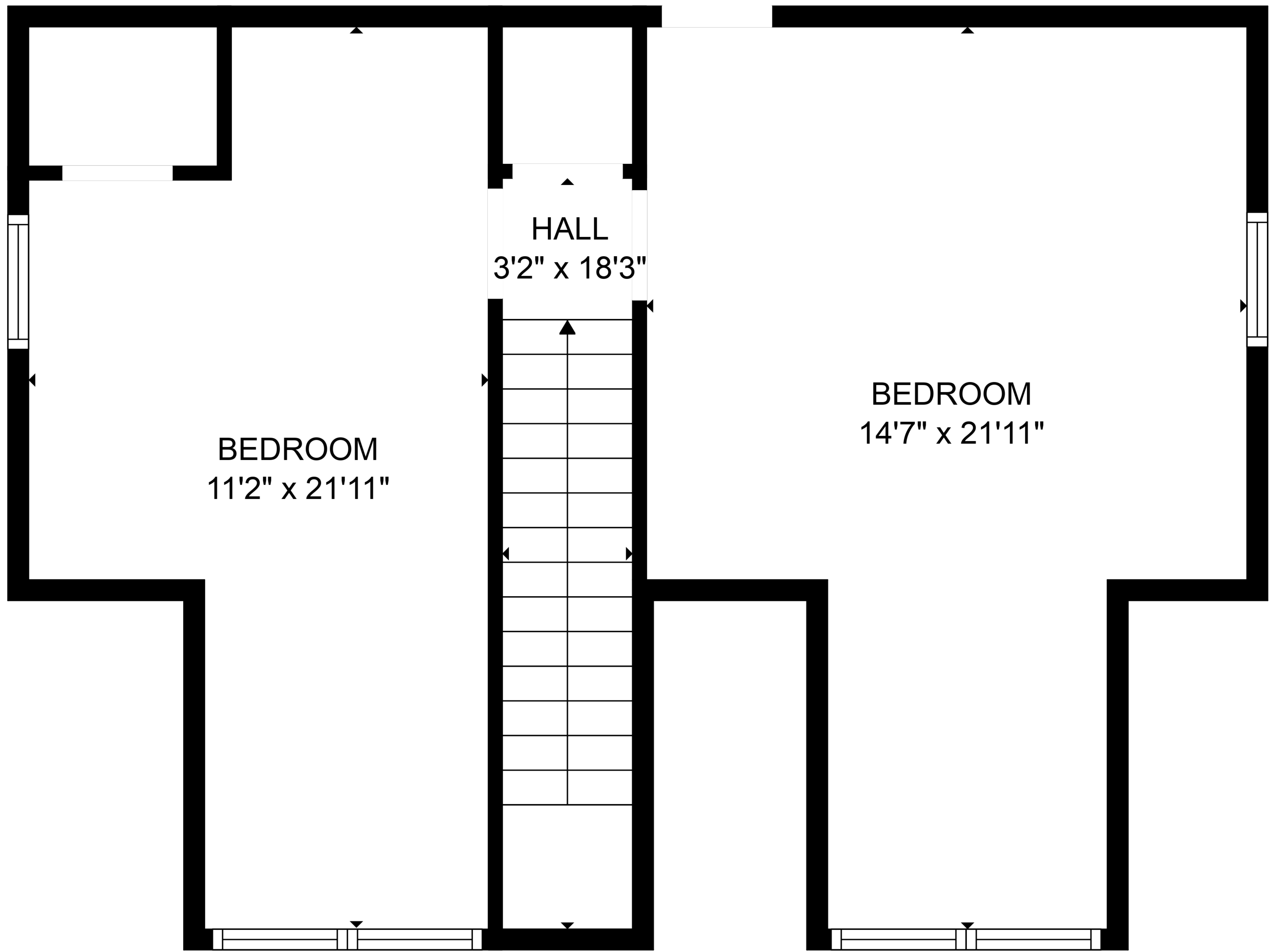
Auctioneer: J. Meryl Stoltzfus
AU#005403 Ph. 717-629-6036

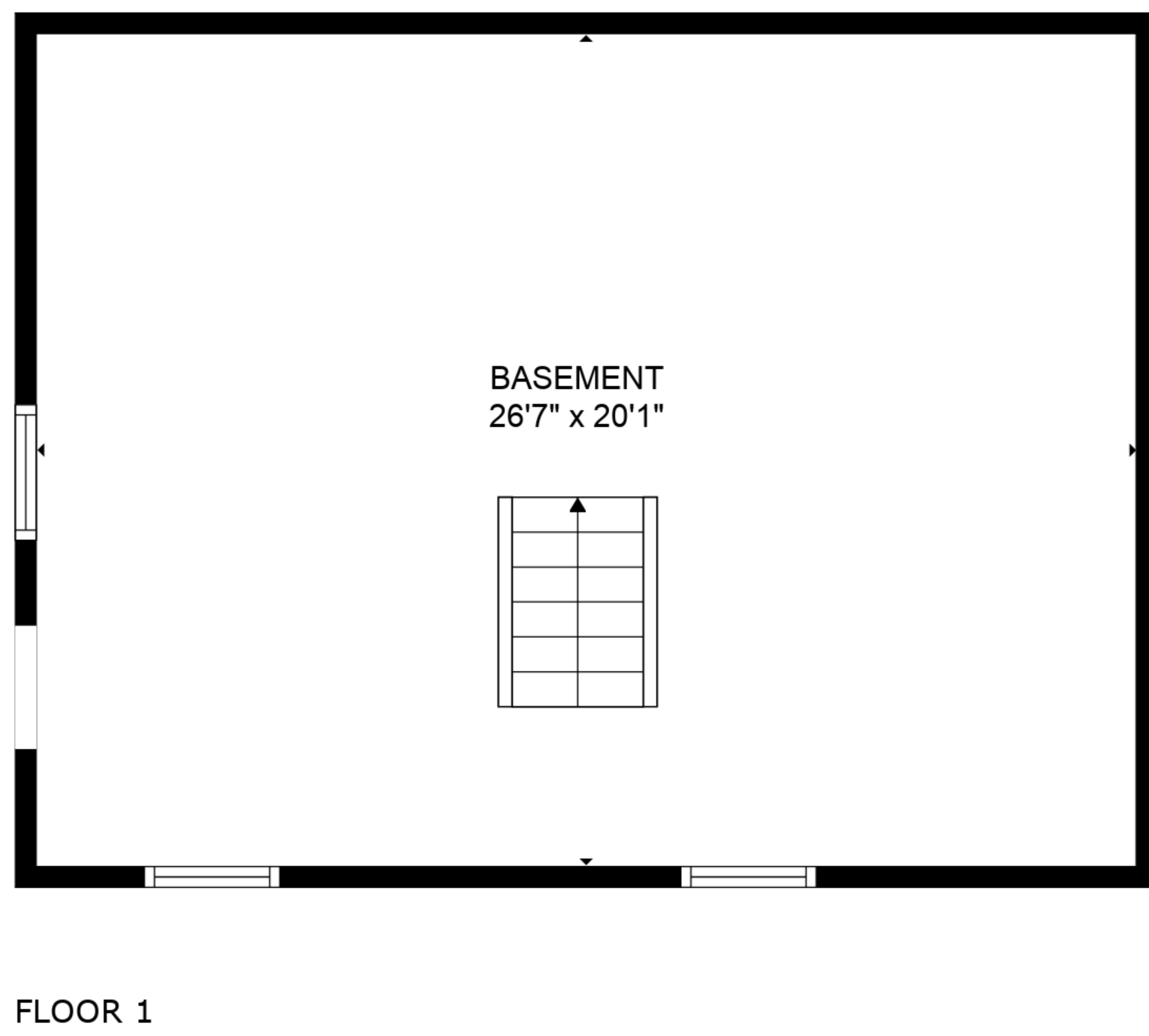
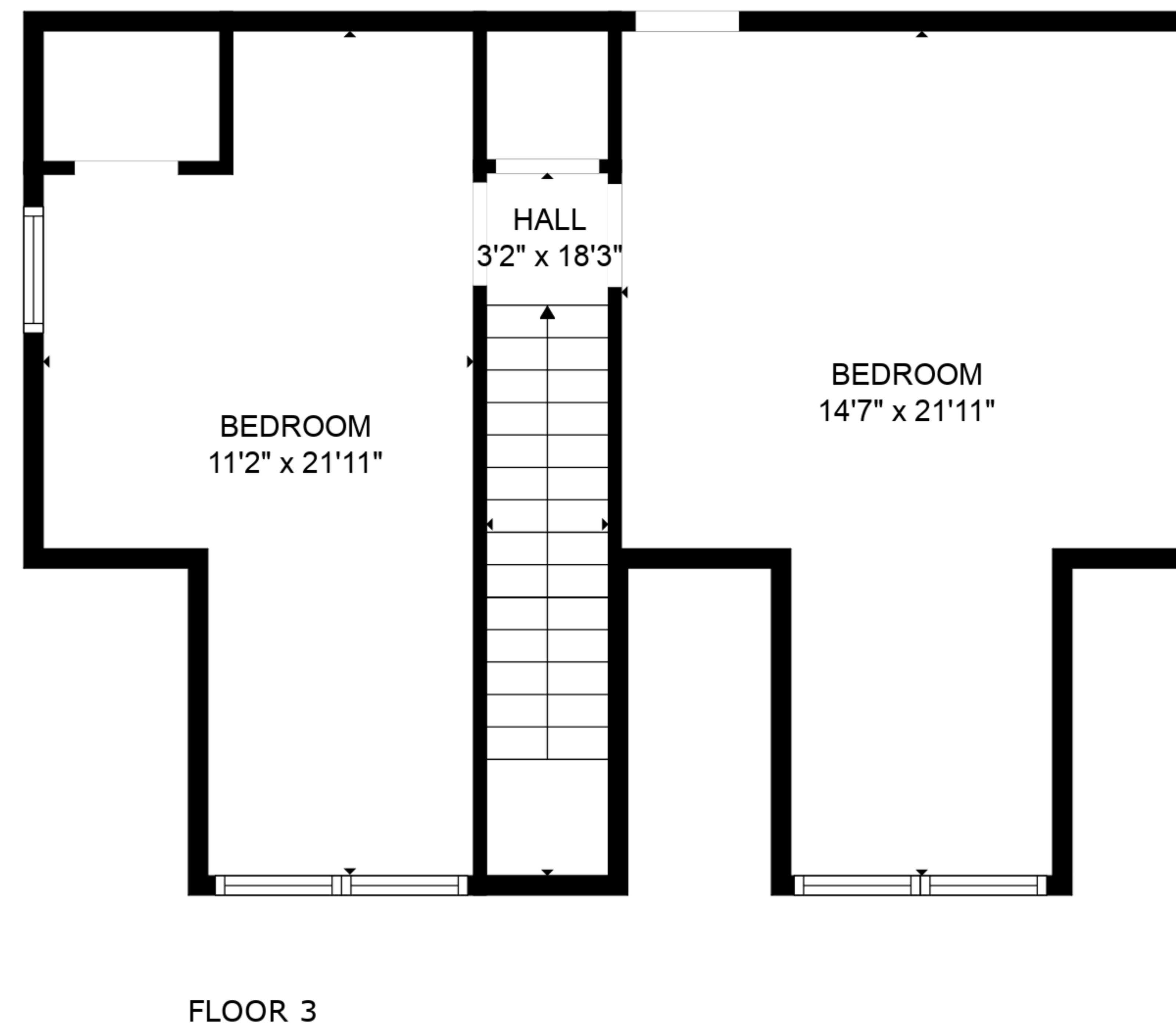
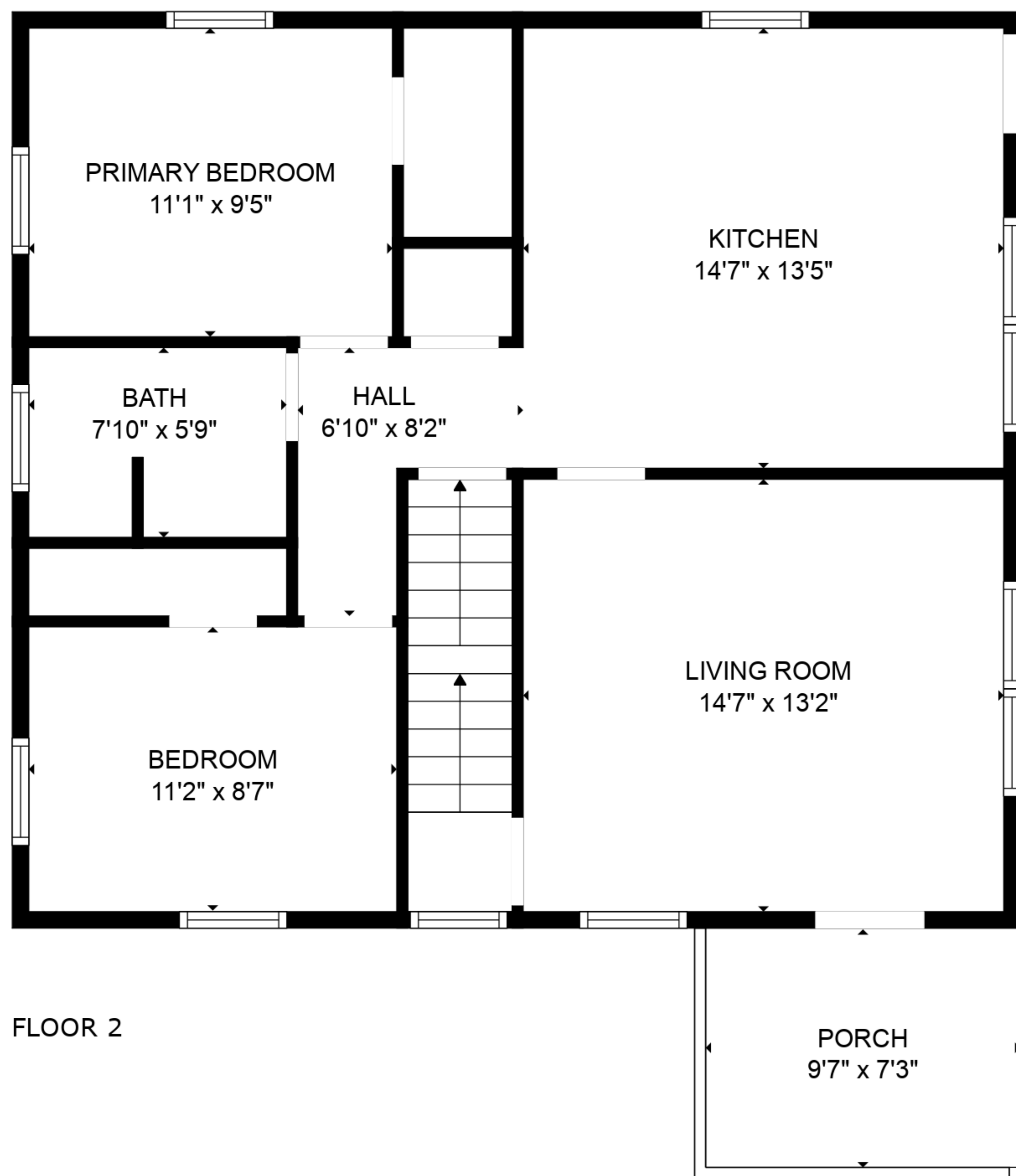


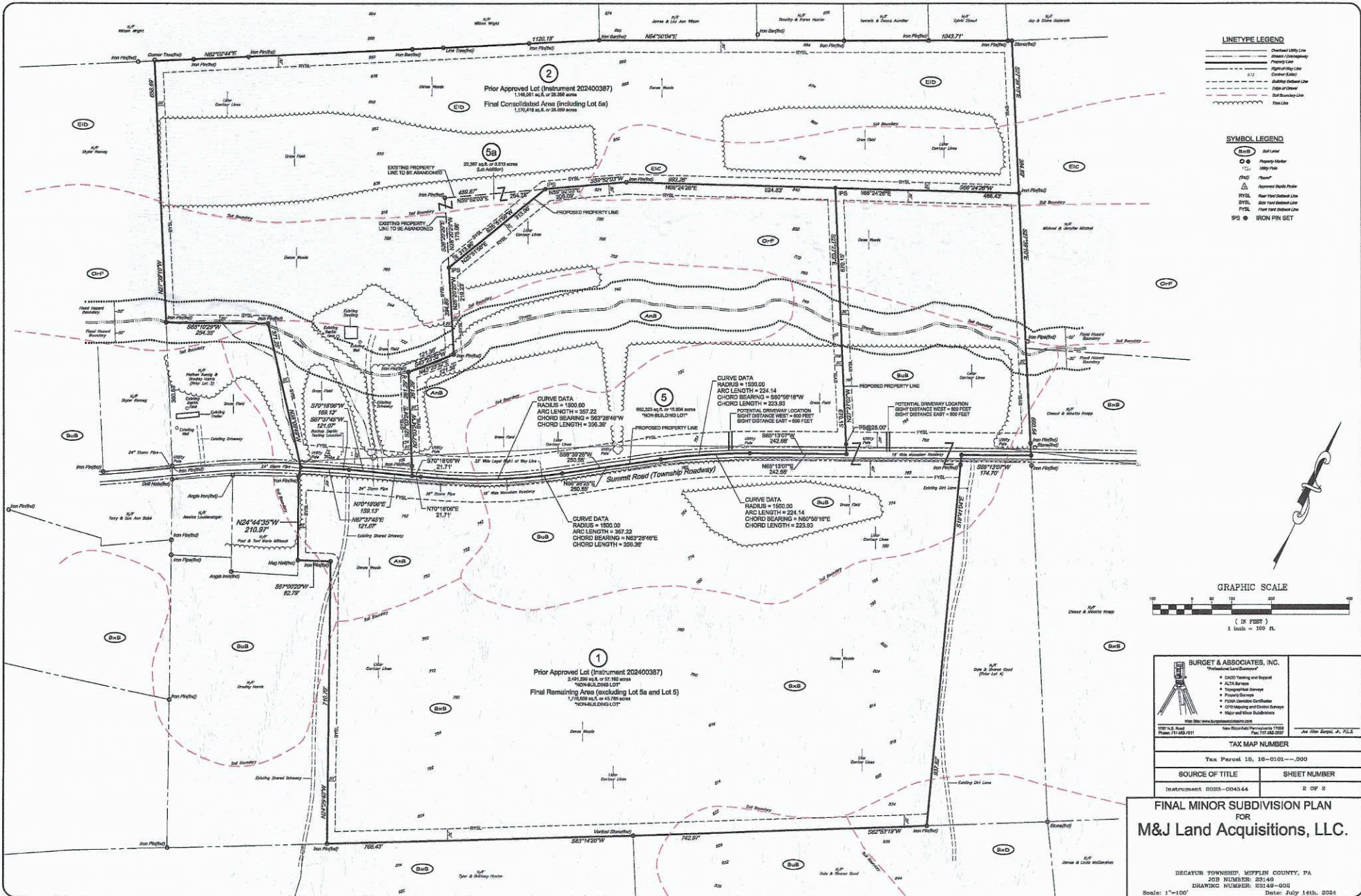
Sellers: M & J Land Acquisitions, LLC









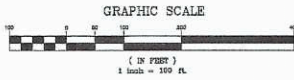


LINETYPE LEGEND

--- (dashed)	Checked Utility Line
--- (dotted)	Stream / Drainage
--- (dash-dot)	Proposed Line
--- (long-dash)	Right-of-Way Line
--- (short-dash)	Center Easement
--- (dash-dot-dot)	Building Outline Line
--- (dotted)	Edge of Ground
--- (long-dash)	Sub Boundary Line
--- (dotted)	Tree Line

SYMBOL LEGEND

○ (circle with dot)	Sub Area
○ (circle with cross)	Property Marker
○ (circle with vertical line)	Utility Pole
○ (circle with horizontal line)	Flow
△ (triangle)	Approved South Point
△ (triangle)	Approved Control Line
△ (triangle)	Sub Area Control Line
△ (triangle)	Front Yard Control Line
△ (triangle)	IRON PIN SET



BURGET & ASSOCIATES, INC.
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- CAD/CAM Training and Support
- ALTA Surveys
- Topographic Surveys
- Project Design
- Field Control Certificates
- GPS Mapping and Control Curves
- High and Motor Subdivisions

Web Site: www.burgetandassociates.com

5101 N. West
Phone: 774-962-0111

1400 Southfield Parkway
Phone: 774-962-0111

Attn: John Burget, P.E.

TAX MAP NUMBER

Tax Parcel 10, 10-0101-000

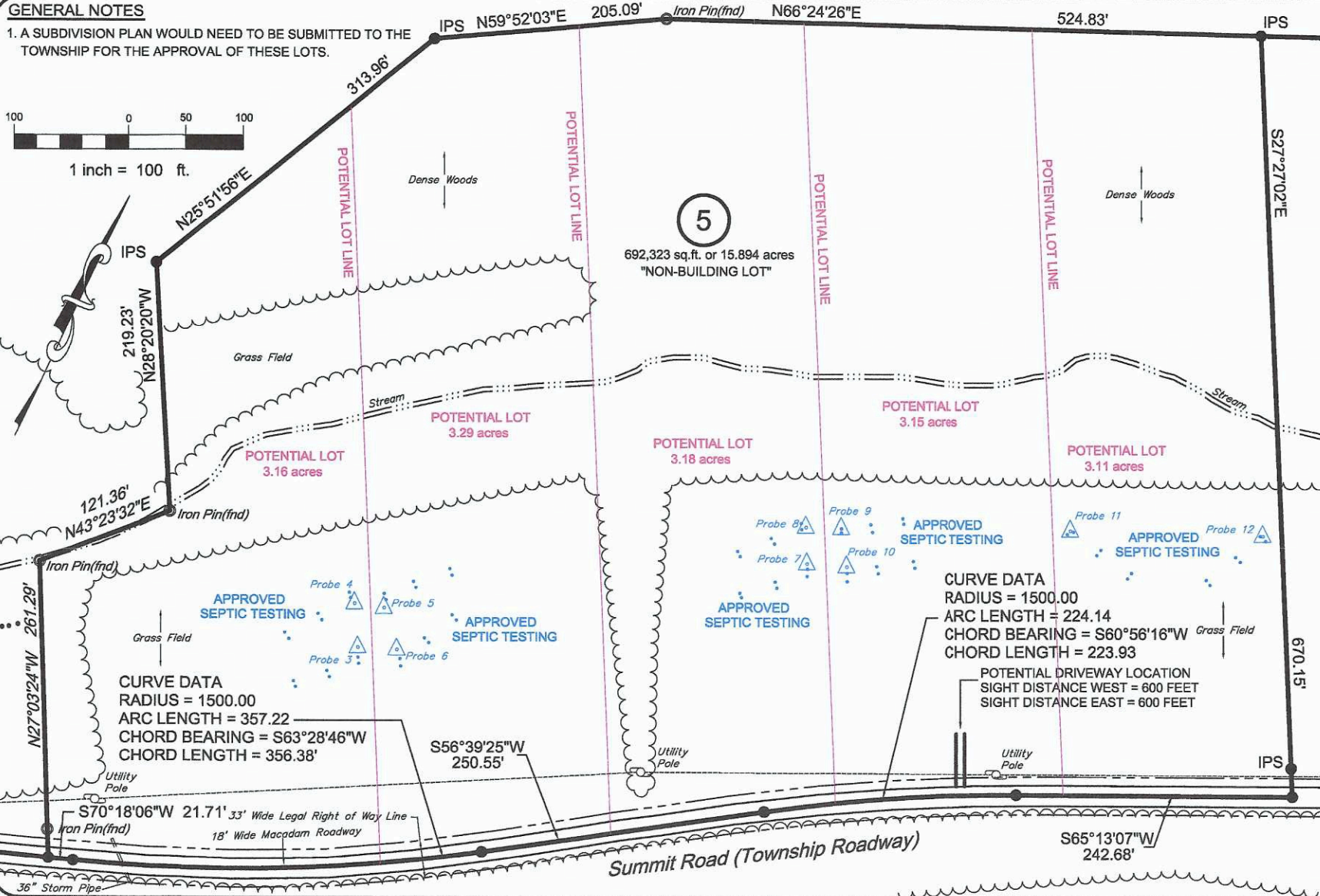
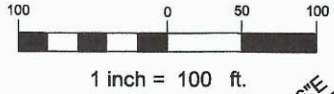
SOURCE OF TITLE	SHEET NUMBER
Instrument 8003-004544	2 OF 2

FINAL MINOR SUBDIVISION PLAN
FOR
M&J Land Acquisitions, LLC.

DECATUR TOWNSHIP, MIFFLIN COUNTY, PA
JOB NUMBER: 22140
DRAWING NUMBER: 22140-002
Scale: 1"=100'
Date: July 14th, 2024

GENERAL NOTES

1. A SUBDIVISION PLAN WOULD NEED TO BE SUBMITTED TO THE TOWNSHIP FOR THE APPROVAL OF THESE LOTS.



DRAWN BY:	J.A.B.
CHECKED BY:	J.A.B.
JOB NO.:	23149
DATE:	07-14-2024
DRAWING NO.:	23149-200
SHEET	1 OF 1

PROPOSED LOT PLAN
over lands of
M&J Land Acquisitions, LLC.
Mifflin County, Pa.
Decatur Township

REVISIONS

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- ALTA Surveys
- Topographical Surveys
- Property Surveys
- FEMA Elevation Certificates
- GPS Mapping and Control Surveys
- Major and Minor Subdivisions

 Web Site: www.burgetassociatesinc.com
 New Bloomfield Pennsylvania 17068
 Phone: 717-562-3557
 Fax: 717-562-3557

IN/OK

DECATUR TOWNSHIP
Septic Tank Inspection Report

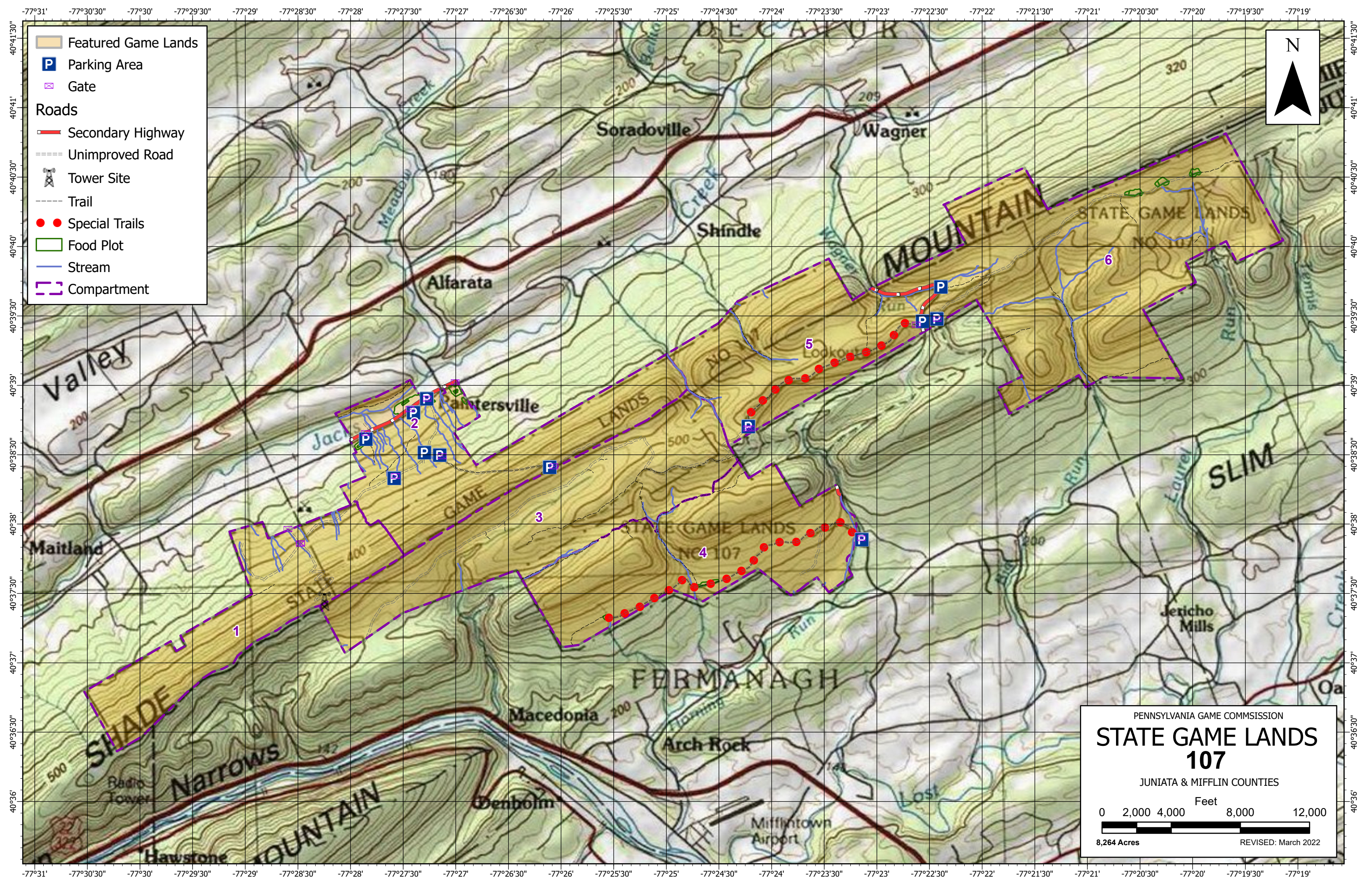
1. Date of Last Pumping _____ / _____ / _____
2. Parcel Number 15,16-0101
3. Property Owner's Information
NAME M&J Land Acquisitions
ADDRESS 2511 Little Buffalo Rd
Newport PA 17074
City State Zip Code
4. Address of Tank Location _____
(If Different than #3) _____
City State Zip Code
5. Phone Number 570-490-2815 Mike Worthy
6. Tank Size 1000 gallon
7. Amount of Sludge Measured 4-6" very light solids on bottom
8. When Tank Should Be Pumped Not needed at this time
9. Date of Next Inspection July 2029

Comments:

low water level in tank
7-18-24 - Nate Romig filled tank w/water
7-24-24 - I stopped in - level is normal
8-1-24 - I stopped in - level is normal

Signature of S.E.O. Polly M. Graybill Date 7 / 9 / 24

Note: If your tank needs to be pumped, please send a copy of your pumping receipt to:
Michelle Snook, Secretary, Decatur Township, 3585 US HWY 522 N., Lewistown, PA 17044



- Featured Game Lands
- P Parking Area
- Gate
- Roads**
- Secondary Highway
- Unimproved Road
- Tower Site
- Trail
- Special Trails
- Food Plot
- Stream
- Compartment



PENNSYLVANIA GAME COMMISSION

STATE GAME LANDS 107

JUNIATA & MIFFLIN COUNTIES

Feet

0 2,000 4,000 8,000 12,000

8,264 Acres REVISED: March 2022

Introduction.

15.894 acres of vacant land.

1. \$15,000.00 down today, balance at settlement to be held by December 18, 2024.
2. Real Estate taxes will be pro-rated as of the date of settlement.
3. The Realty Transfer tax on the sale price shall be paid by Buyers.
4. The Sellers reserve the right to reject any bid.
5. The property is being sold "AS IS".
6. Title shall be marketable—that is acceptable to a reasonable purchaser and free from defects or encumbrances. Seller will provide a Special Warranty Deed at settlement.
7. The successful bidder(s) will be required to sign a written Agreement of Sale today.
8. Buyer default – Downpayment will be retained as liquidated damages
9. The following personal property stays with the house: any personal property left on the date of closing.

Have available at sale:

1. Insurance policy—insured currently _____.
2. Tax information—approximately _____ per year.

Article of Agreement,

MADE THE 19th day of October in the year two thousand twenty-four (2024)

BETWEEN M & J Land Acquisitions, LLC, erroneously stated on deed as M & J Land Acquistions, LLC, a Pennsylvania Limited Liability Company with its principal office located in Newport, Pennsylvania, Seller

and

Buyer

WITNESSETH, that the said Seller, in consideration of the covenants and agreements hereinafter contained, on the part of the said Buyer to be kept and performed has agreed and does hereby agree to sell and convey unto the said Buyer, his heirs and assigns, all the land and premises hereinafter mentioned and fully described, for the sum of _____ Dollars, to be paid as follows:

- \$15,000.00 down on signing of this Agreement, receipt of which is hereby acknowledged, and the balance to be paid at settlement to be held on or before December 18, 2024.
- The property that is subject to this Agreement is described as follows: All that certain tract of land situate in East Decatur Township, Mifflin County, Pennsylvania, containing 15.894 acres of vacant land, being Lot 5 on plan recorded in Mifflin County Instrument No. 2024-3541 and being part of Tax Parcel No. 15,16-0101--,000. Being part of property described in deed recorded in Mifflin County Instrument No. 2023-004344.
- Real Estate taxes shall be pro-rated on the date of settlement.
- Realty transfer taxes shall be paid by Buyer.
- Time is of the Essence in this Agreement.
- It is agreed, by and between the said parties, that possession of said premises shall be delivered to the Buyer, his heirs, or assigns, on the day of settlement until which time the Seller shall be entitled to have and receive the rents, issues and profits thereof.
- In the event of default in the terms of this Agreement by Buyer, all monies paid shall be considered as liquidated damages.
- Pursuant to the Pennsylvania Sewage Facilities Act, Buyer understands that there is no existing community sewage system available to said property.
- Upon the payment of the said sum, the said Seller will, at settlement when all monies are paid make, execute and deliver to the Buyer, a good and sufficient Deed for the proper conveying and assuring of the said premises in fee simple, free from all encumbrance and dower, or right of dower, such conveyance to contain the usual covenants of special warranty. The title is to be good and marketable and such as will be insured by any responsible title insurance company at its regular rates and in the full amount of the purchase price.

- Risk of loss from fire or other casualty shall remain in the Seller until final settlement. In case of fire or other casualty prior to settlement, the Buyer shall have the option of rescinding the agreement or of settling and obtaining an assignment of the insurance proceeds.
- The Real Estate Disclosure Act, if applicable, has been complied with prior to the signing of this Agreement.
- Buyer hereto waives all rights to disclosure and inspection for lead paint.
- Included in the sale are the following items of personal property: any personal property left on the date of closing.
- This document contains the entire agreement between the parties; there are no representations, warranties, covenants, terms or conditions, except as specifically set forth herein.
- The Buyer represents that he has inspected the premises subject to this Agreement and is satisfied with the condition, quality and quantity thereof and further agrees to accept the premises "as is."
- This Agreement shall be binding on the parties, their heirs, successors and assigns.

IN WITNESS WHEREOF, the said parties to this Agreement have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the Presence of

JOE A. BURGET, JR., PRESIDENT OF
BURGET & ASSOCIATES, INC.,
MEMBER

MICHAEL L. WORTHY, PRESIDENT OF
WORTHY ENTERPRISES, INC,
MEMBER

Introduction.

26.869 acres, having thereon a dwelling.

1. \$15,000.00 down today, balance at settlement to be held by December 18, 2024.
2. Real Estate taxes will be pro-rated as of the date of settlement.
3. The Realty Transfer tax on the sale price shall be paid by Buyers.
4. The Sellers reserve the right to reject any bid.
5. The property is being sold "AS IS".
6. Title shall be marketable—that is acceptable to a reasonable purchaser and free from defects or encumbrances. Seller will provide a Special Warranty Deed at settlement.
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- \$15,000.00 down on signing of this Agreement, receipt of which is hereby acknowledged, and the balance to be paid at settlement to be held on or before December 18, 2024.
- The property that is subject to this Agreement is described as follows: All that certain tract of land situate in East Decatur Township, Mifflin County, Pennsylvania, containing 26.869 acres, being Final Consolidated Lot 2 on plan recorded in Mifflin County Instrument No. 2024-3541, having thereon a dwelling with an address of 599 Summit Road, McClure, Pennsylvania, and being part of Tax Parcel No. 15,16-0101--,000. Being part of property described in deed recorded in Mifflin County Instrument No. 2023-004344.
- Real Estate taxes shall be pro-rated on the date of settlement.
- Realty transfer taxes shall be paid by Buyer.
- Time is of the Essence in this Agreement.
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- In the event of default in the terms of this Agreement by Buyer, all monies paid shall be considered as liquidated damages.
- Pursuant to the Pennsylvania Sewage Facilities Act, Buyer understands that there is no existing community sewage system available to said property.
- Upon the payment of the said sum, the said Seller will, at settlement when all monies are paid make, execute and deliver to the Buyer, a good and sufficient Deed for the proper conveying and assuring of the said premises in fee simple, free from all encumbrance and dower, or right of dower, such conveyance to contain the usual covenants of special warranty. The title is to be good and marketable and such as will be insured by any responsible title insurance company at its regular rates and in the full amount

of the purchase price.

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MEMBER



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