

# JUNIATA COUNTY LAND AUCTION

Saturday, November 9, 2024 @ 11:00 AM  
58.3 Acres • 3 Parcels • Woodland & Tillable  
Perc Tested • Stream

00 Klinger Hollow Rd, Liverpool, PA 17045



**Directions: From Rt 11/15 N turn left on PA-104 N. In .9 mi turn left on Klinger Hollow Rd. In 1.5 mi property will be on the right. Watch for signs!**

Beautiful 58.3 acre property in a prime location! Nice combination of tillable land & woodland. Perc test completed on each parcel in 2012 & would need updated prior to building. Excellent hunting property with an abundance of wildlife. Ideal property to build your dream home or cabin on any of the 3 parcels. Property located only 15 minutes to Selingsgrove, 40 minutes to Harrisburg, & 1 hour 20 minutes to Lancaster. Do not miss this one! Parcels will be offered individually and as the entirety on auction day.

**Lot 2:** 7.32 Acres open/tillable land with beautiful views! 50' ROW off Klinger Hollow Rd

**Lot 3:** 7.72 Acres woodland w/ stream. 50' ROW off Klinger Hollow Rd.

**Lot 4:** 43.25 Acres open/tillable land & woodland w/ stream. Road frontage along Klinger Hollow Rd.

**Open House Dates:** Sat October 12 from 10-12 noon  
Tuesday October 15 from 1-2 pm

**Terms:** 10% deposit per parcel day of auction. Buyer pays 2% transfer tax. Settlement by Friday January 10, 2025 or before.

**Annual Taxes:** \$676.00 (not in Clean & Green)

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



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**Auctioneer:**  
Jake Yoder AU #005851  
Ph. (717)-513-5386

**Sellers:** Simon & Denise Troyer





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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