

MIFFLIN COUNTY WOODLAND AUCTION

Saturday, November 23, 2024 @ 11:00 AM

53+/- Acres • Woodland • Mature Timber
Prime Recreational Land • Big Valley Area

00 Wills Rd, Belleville, PA 17004 – Auction will be held @ Allensville Fire Co.



Directions: From Belleville East Main St turn left on Wills Rd. Go for approximately 3 mi. Turn right on W Flat Road. Watch for signs!

Beautiful 53+/- Acre tract of woodland in the heart of Belleville in Mifflin County! Property has not been timbered in many years so there is mature timber. West Flat Rd crosses a portion of the property & property also lays on both sides of Wills Rd. Terrain lays level to sloping. Excellent property for recreational use & timber management. New buyer may have immediate access for hunting if desired after auction day. Approximately 30 minutes to Huntingdon and 40 minutes to State College. Do not miss this one!

Open House Date: Wednesday November 6 from 1-3

Terms: \$30,000.00 deposit day of auction. Buyer pays 2% transfer tax. Settlement by January 17, 2025 or before.

Annual Taxes: \$83.00 (property is enrolled in Clean & Green)

Auctioneers Note: Rare opportunity to purchase a prime piece of woodland in Big Valley. Auction will be held at Allensville Fire Company located at 161 E Main St Allensville PA 17002 on Saturday November 23 @ 11:00!

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AUCTION SERVICES



AY# 002026

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Auctioneer:

Jake Yoder AU #005851

Ph. (717)-513-5386

Seller: Irvin H. Fleming Irrevocable Family Trust





Aerials are 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

Or scan the QR code in the bottom right corner.

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