

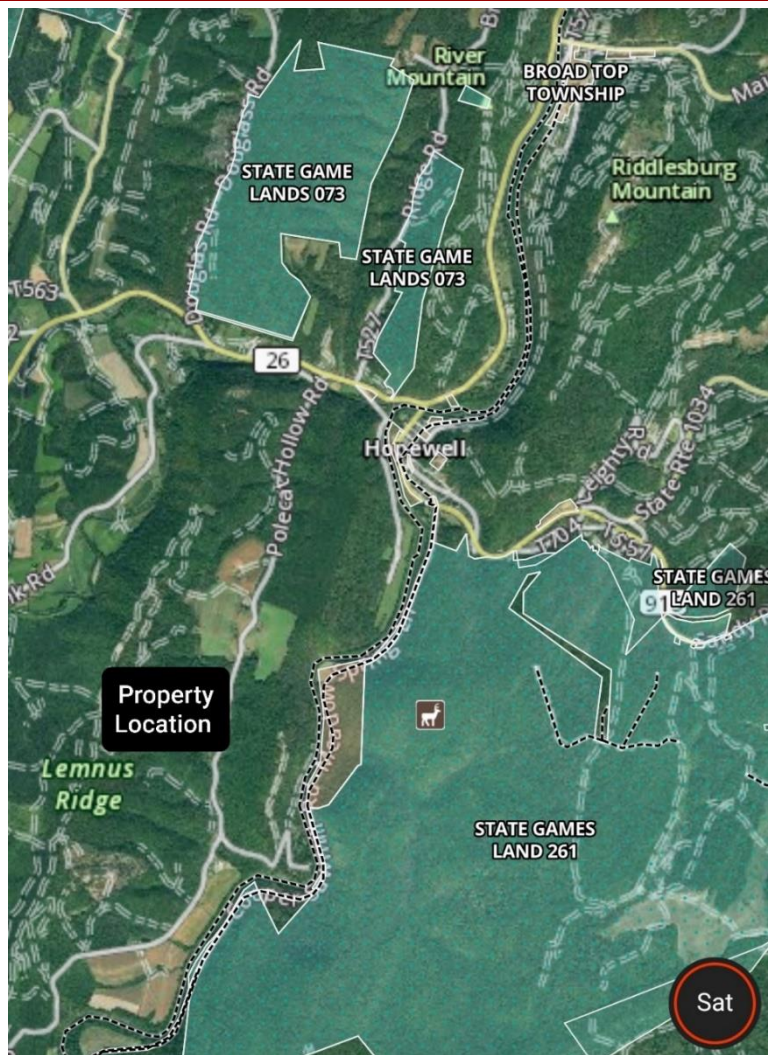
PUBLIC REAL ESTATE AUCTION

3 Parcels of Land • 61+/- Acres

Saturday, September 5, 2020 @ 1:00 P.M.

10+/- Acre Parcel • 22+/- Acre Parcel • 29+/- Acre Parcel
To be Offered Separately and in its Entirety

00 Polecat Hollow Rd., Hopewell, PA 16650- Bedford County



Property Description: 61 acres of wooded land, located on Lemnus Ridge. Magnificent views with plateau at top. Small stream runs through the property. Slightly sloped with southern exposure, great hunting reported. Close to East Branch Juniata River, State Game Lands 261 & 73 and Huntingdon & Broad Top Rail Trail. 20 minutes from Lake Raystown. New perc and probe tests to be completed prior to the auction. Recent survey, boundaries marked. The property would be suitable as a permanent dwelling or recreational use. The 61 acres is in three tracts of land and is identified as Parcel # H.07-0.00-226 & H.07-0.00-225 & H.07-0.00-218.

Open House Dates: Tue. August 25, 1-4 P.M. For more details or a private showing call Meryl at 717-629-6036.

Terms: Settlement on or before October 20, 2020. \$15,000.00 down payment on the day of the auction. 2% transfer tax to be paid by the buyer. Real Estate taxes to be prorated from settlement day.

Annual Property Taxes: \$70.36

Attention Realtors: 1% Broker Participation offered to Realtors with a buyer, your buyers must be preregistered, 48 hours prior to the auction.

Directions: From Everett take US 30 W and take the exit for Rt. 26 N/Huntingdon. Merge onto Bud Shuster Bypass. In 1.7 mi. turn right on Plank Rd. In 3.8 mi. turn right on W Cypher Rd. In 0.9 mi. turn right on Polecat Hollow Rd. In 3.1 mi. the property is on the left.

GPS Address: 1658 Polecat Hollow Rd. Hopewell, PA 16650

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

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AUCTION SERVICES



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Seller: Robert H. Eby

