

# PUBLIC LAND AUCTION

139 +/- Acres Woodland w/ Creek  
Saturday, September 22, 2018, @ 11:00 A. M.

00 Log Cabin Rd, McConnellsburg, PA 17233- Fulton County



**Directions:** From PA Turnpike take exit 180 & turn left onto 522 toward McConnellsburg, Mt Union. Go approx. 2.5 miles & turn left onto Log Cabin Rd. Watch for auction signs.

**Property Description:** 139 +/- acre wooded property with plenty of road frontage along Log Cabin Road. Property has several access points & trails throughout. Ten Mile Run Creek runs through a large portion of the property. Terrain is mostly level to sloped. May have potential for subdivision as there is approximately 30 acres on the west side and 109 acres on the east side of Log Cabin Road. Great property for hunting and recreation. Hunting rights are currently leased but will be terminated when new buyer purchases the property. Less than 3 miles from PA Turnpike exit 180!

**Open House Date:** Saturday, September 8, 10 am-12:00 noon.

**Terms:** \$30,000.00 deposit day of auction. Transfer taxes paid by the buyer. Settlement in 45 days or before.

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

**For more information or private showing contact Jake Yoder 717-513-5386**

For additional pictures go to

[www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) or [www.auctionzip.com](http://www.auctionzip.com)

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**Auctioneer:**

**Jake Yoder AU#005851**

**Ph. 717-513-5386**

**Seller: Conrad Properties**





**Note:** Map deemed to be accurate but not guaranteed. Not a survey map but a map based off tax & deed records.

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