

PUBLIC AUCTION

30.62 ACRES OF FARMLAND & WOODS w/CREEK

NEW TRIPOLI AREA

TUESDAY, JULY 20, 2021 AT 5 PM



LOCATION: 7740 Sassafras Rd. New Tripoli, PA 18066. Lynn Township, Lehigh County. From New Tripoli, take 143 South for 0.8 mile, right on Mosserville Rd. for 0.7 mile, left onto Springhouse Rd. for 0.2 mile, right onto Sassafras Rd. for 0.5 mile to auction.

REAL ESTATE: Tremendous opportunity to purchase 30 acres of land currently being farmed but with many possible uses. Parcel has approximately 1800 feet of frontage on Sassafras Road for a beautiful private home site or hunting ground with wooded area and stream. Land is in Act 319 (Clean & Green) but not preserved, zoned AG.

Spectacular piece of land with gorgeous views and level terrain. 25 acres tillable with balance in woodland. Taxes: \$426

NOTE: Don't miss this excellent opportunity!! Ontelaunee Creek flows through wooded area to the rear of this parcel and is just minutes from Ontelaunee Park and Leaser Lake

OPEN HOUSE: Land can be viewed at any time. For additional information call auctioneers at 610-286-5183, merle@horningfarmagency.com or visit our website to view an aerial video.

TERMS: 10% down day of sale; balance on or before 45 days. Terms by: John L. Francis Trust. Kling & Deibler Attorneys.

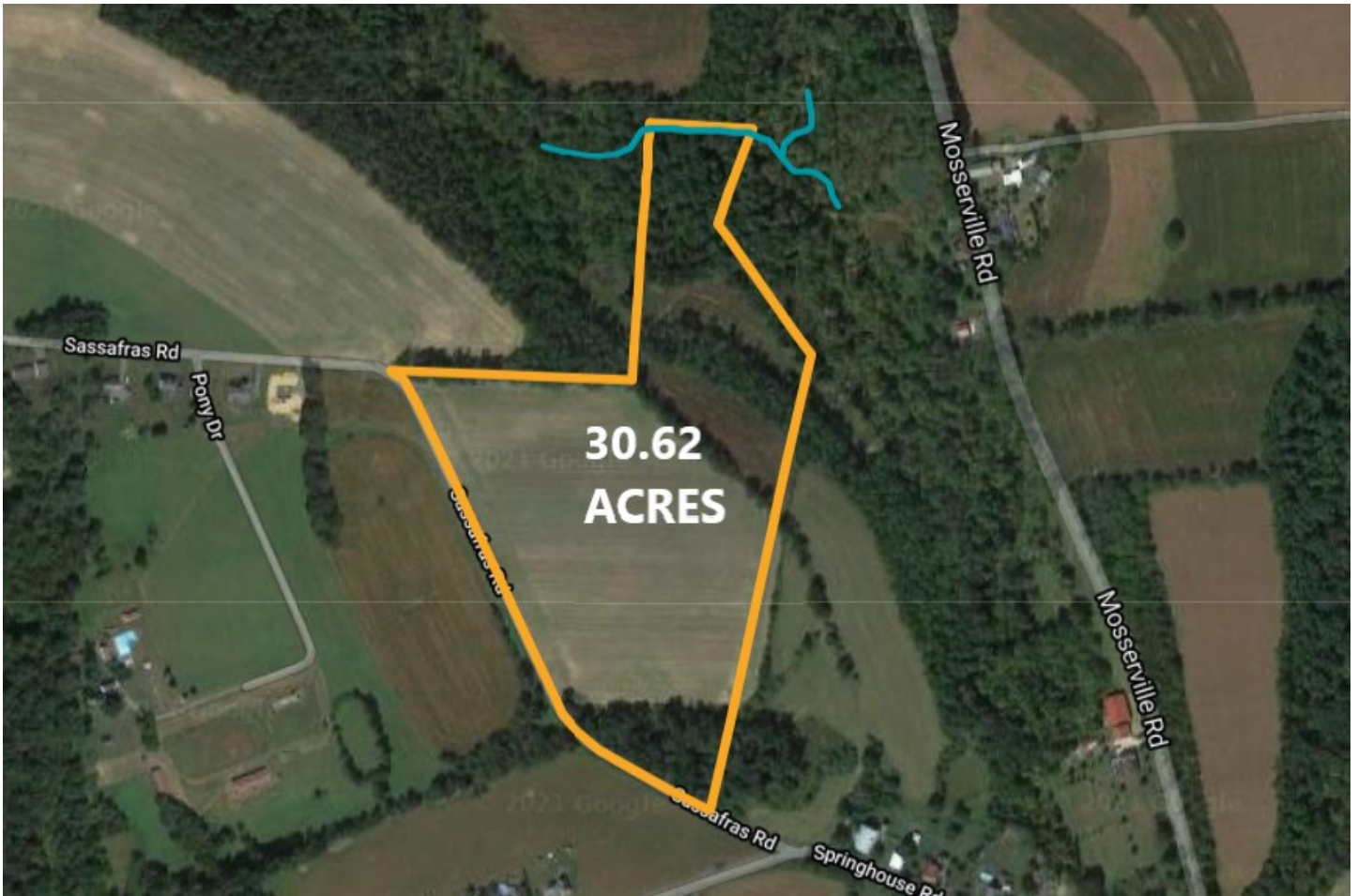
SEE AERIAL ON BACK

Merle Eberly
Alvin Horning, C Ivan Stoltzfus CAI
Horning Farm Agency, Inc. AY002091



HorningFarmAgency.com
610-286-5183

AUCTIONEERS - REALTORS - APPRAISERS



Don't miss this excellent opportunity to purchase a great parcel of land, currently being farmed, but with many possible uses. Ontelaunee Creek flows through the top end and its just minutes from Ontelaunee Park and Leaser Lake!!



AUCTIONEERS - REALTORS - APPRAISERS
HorningFarmAgency.com
610-286-5183