

PUBLIC AUCTION

2 PARCELS OF PRIME HUNTING GROUND w/CREEK
PARCEL 1: 7.98 ACRES W/CABIN & PARCEL 2: 19.93 ACRES W/CREEK
BEDFORD COUNTY, HOPEWELL/ WELLS TANNERY AREA
FRIDAY, JULY 22, 2022 AT 6:30 PM



LOCATION: 199 Rufus Road, Hopewell, PA 16650. Broad Top Township, Bedford County. From 1-76 W (PA Turnpike), take exit 180 (Fort Littleton). Turn left onto US-522 S for 1.2 mi, Turn right onto PA-475 N/Waterfall Rd for 4.4 mi, Slight left onto N Hess Rd for 3.3 mi, Turn right to stay on N Hess Rd for 0.4 mi, Turn left at the 1st cross street onto Mountain House Rd for 2.7 mi, Turn right onto PA-915 N for 7.0 mi, Turn left onto Ford Rd then Slight left onto Rufus Rd, follow signs to property.

Auction held on Parcel 1.

REAL ESTATE: Excellent opportunity to own your own cabin with abundance of wildlife. Parcels are mostly wooded with several locations for food plots. This is a beautiful setting with views of surrounding mountains and a small stream running through both properties. Parcels are contiguous but will be offered separately or together. Seller reserves the right to accept any combination that is most advantageous to seller. Taxes: \$138

Parcel 1: 7.98 acres w/cabin and road frontage on Rufus Road. This brand new cabin containing 416 SF features random width hardwood floors, knotty pine walls and ceiling, vinyl double pane tilt-in windows w/blinds, recessed lighting, a main room w/kitchen cabinets & sink (12 x 21), hanging doors to a bedroom (7 x 9) and a half bath (4 x 9). The cabin also has a porch (4 x 13), rainwater collection system and on site septic. Parcel 2: 19.93 acres w/road frontage on Sandy Run and Rufus Roads.

OPEN HOUSE: July 2 & 9 (1-3 PM). Land can be viewed at any time. For additional information call auctioneers at 610-286-5183, merle@horningfarmagency.com or visit our website.

TERMS: 10% down day of sale; balance on or before 45 days. Terms by: Gary Scheaffer. Kling, Deibler & Glick-Attorneys.

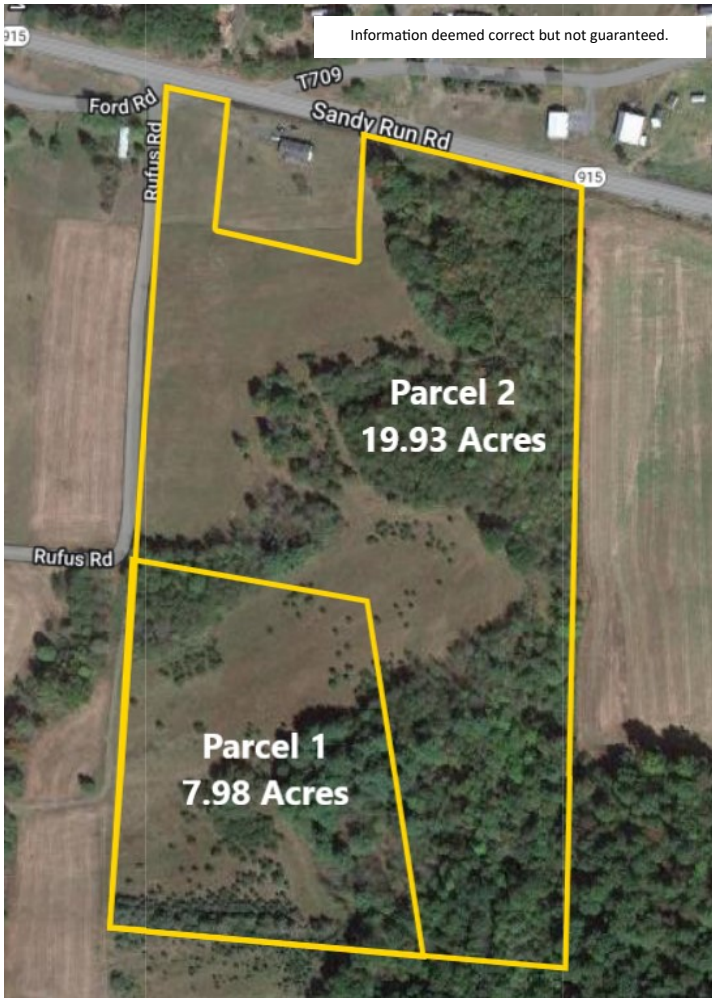
SEE AERIAL ON BACK

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



HorningFarmAgency.com
610-286-5183

AUCTIONEERS - REALTORS - APPRAISERS



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