



DESIRABLE 3.96 +/- ACRE LOT W/ STREAM  
Canaan Grove-Horse Happy-Middle Creek Wildlife Area



# PUBLIC AUCTION

Thursday, June 8, 2023, at 6 PM



CANAAN GROVE RD; NEWMANSTOWN, PA 17073



**Directions:** From 897 North of Kleinfeltersville take Horse Happy Road, right onto Canaan Grove Road, to property on Left. Adjacent to 262 Canaan Grove Road; Newmanstown, PA 17073.

**This rural, unimproved 3.96 +/- ac lot w/** Southern exposure is perc approved for a sand mound, with approx. 1.5 acres of gently sloped open ground, balance is woodland with a **stream & mature trees**, is in a prime location with ample road frontage (575'). Zoned Ag Transitional. Taxes: Spring-518.40, Fall- \$1874.00.

**NOTE:** You could not ask for a better location for a custom home! Peaceful setting, well located, wildlife, etc. Property is available for inspection anytime. Call the owner at 717-869-8380 or Public Preview Saturday, June 3, from 1-3 PM.

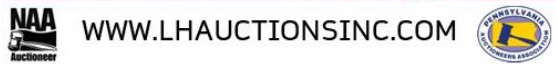
**TERMS:** 10% Down at Auction, Balance in 45 Days.

SEE MORE INFO & PHOTOS:  
[www.lhauctionsinc.com](http://www.lhauctionsinc.com)



(717) 383-5606  
Joel Heisey  
*Leas & Co.*  
**LONGENECKER**  
(484) 256-1323

*We're SOLD on serving you!*



AUCTION FOR:  
**Brent E. Kahl, Sr. & Linda G. Kahl**  
(717) 869-8380

Attorney: Anthony J. Fitzgibbons (717) 279-8313  
INFORMATION BELIEVED TO BE ACCURATE BUT NOT GUARANTEED