

# PUBLIC LAND AUCTION

3 Separate Parcels Totaling 90+/- Acres

Parcel #1: 35+/- Acres • Parcel #2: 16.23+/- Acres • Parcel #3: 39+/- Acres

Saturday, July 22, 2017, @ 11:00 A. M.

00 Vanormer Rd., McAlisterville, PA 17049- Juniata County



Parcel #1



Parcel #2



Parcel #3

**Directions:** From Rt 322 W take take Mifflintown exit. Turn right onto Rt 35N toward McAlisterville. Go approx. 8.5 miles & turn left onto Bunkertown Rd. Go 1 mile & turn left onto Vanormer Rd. Watch for auction signs.

**Property Description:** A rare opportunity to buy a total of 89 +/- acres of land located in the beautiful McAlisterville area in Juniata County. These parcels offer a combination of woodland & tillable farmland. Excellent deer & turkey hunting & offers seclusion & privacy to build! No deed restrictions. Parcels may be suitable for commercial poultry houses. There is a total of 3 parcels adjacent to each other. Parcels will be sold separately.

**Parcel #1:** Features 35+/- acres with approx. 7 tillable acres & 28 wooded acres. Prime deer & turkey hunting along with potential to build your dream home.

**Parcel #2:** Features 16.23+/- acres with approx. 12 tillable & 4 wooded acres. This is a very nice flat parcel mostly tillable & offers privacy to build. Good for crop farming & also has beautiful views of the Shade Mt & is adjacent to parcels 1 & 3 & has excellent hunting!

**Parcel #3:** 39 +/- acres with approx. 25 acres wooded & 14 tillable. This parcel offers a combination of woodland & flat tillable fields & lies on both sides of Vanormer Rd. Excellent hunting & has lots of road frontage.

**Terms:** Parcel #1 & Parcel #2 require \$10,000.00 deposit day of auction. Parcel #3 requires a \$15,000.00 deposit day of auction. Settlement 45 days or before. Buyer pays 2% transfer tax.

**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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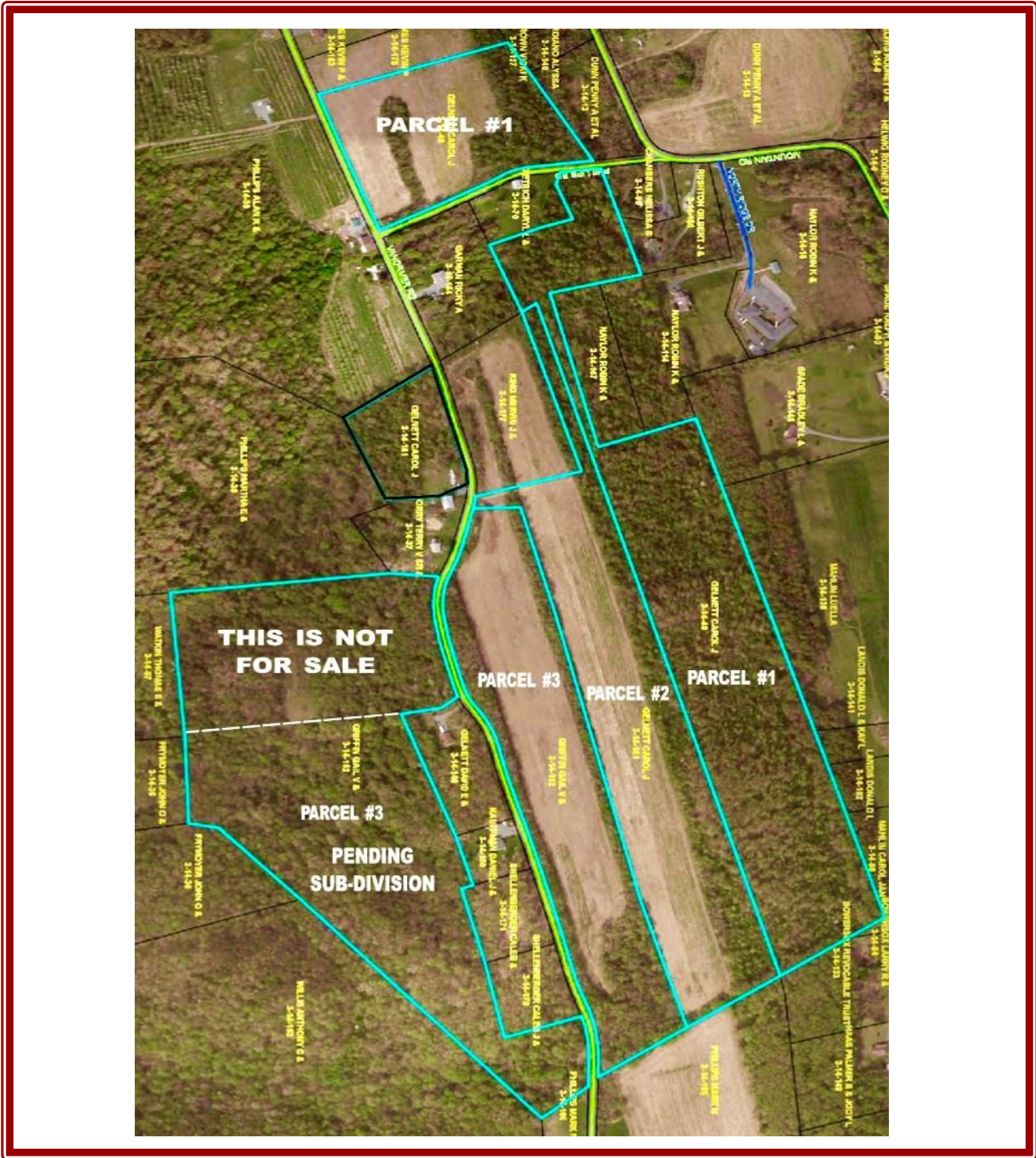


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**Attorney:** Andrew Winder

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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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