

# PUBLIC REAL ESTATE AUCTION

80 Acres Wooded w/Ranch Home  
Sat. August 31, 2024 @ 11:00 A.M.

14525 Deer Spring Lane, Huntingdon, PA 16625- Huntingdon Co.



For additional pictures go to [www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) or [www.GoToAuction.com](http://www.GoToAuction.com) or [www.auctionzip.com](http://www.auctionzip.com) ID# 23383

**BEILER-CAMPBELL**  
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**Auctioneer: J. Meryl Stoltzfus**  
**AU#005403 Ph. 717-629-6036**  
**Seller: John D. Cox**







**Directions:** From Rt 522 in Mt Union, take the US-22 W for 7 miles and turn left onto PA-829 S. Go 7.9 miles and turn right onto Morgans Rd. Go .8 of a mile and turn right onto Happy Hills Rd and make an immediate left onto John Bum Rd. Go .8 of a mile and continue straight onto Deer Spring Lane.

**Property Description:** 80 acres of woodland with 5 bedroom home adjoining Raystown Lake and Rothrock State Forest. Currently used as a weekend retreat, this well-maintained ranch style home has 1764 sq ft of living space on the first floor, consisting of 3 bedrooms, two full baths, kitchen, dining room, living room and a huge sunroom. The walkout basement has an additional 2 bedrooms, 1 full bath, laundry, game room plus a large utility room/workshop. Keep comfortable year-round with central air, pellet stove, or in the hot tub on the deck where you can watch wildlife visit the back yard pond. A large, contiguous area of public land meets you at the front door, where the Rothrock State Forest/Trough Creek State Park border the property. A well-maintained road takes you to the top where a short walk will find you overlooking the Raystown Lake. A paved driveway leads to the 30'x30' pole barn with 13' high garage doors for your boat and other toys. The driveway also circles around the back and into an open field which served as a camping area in the past but could also be turned into a food plot or pasture. Whether you want to hunt, play or live here, this beautiful piece of property will not disappoint!

**Open House Dates:** Sat. Aug. 3, 1-3 P.M. & Fri. August 16, 5-7 P.M. For more details or a private showing call Gerald @ 717-582-6589 or Meryl @ 717-629-6036. **Terms:** \$30,000 down payment the day of the auction. Settlement on or before October 30, 2024. 2% transfer tax to be paid by the buyer. Real Estate taxes to be prorated from settlement day. **Bridge loans available:** Call Auctioneer for details. **Annual Property Taxes:** \$1,530.05

**Attention Realtors:** Broker Participation offered to Realtors with a buyer, your buyers must be preregistered.

**All information provided is deemed to be accurate but not guaranteed.**

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