SNYDER COUNTY FARMLAND AUCTION Friday, November 1, 2024 @1:00 PM 121 Acres • Prime Tillable Land • 2 Parcels Parcel 1: 98 Acres Parcel 2: 23 Acres

00 Clifford Rd, Selinsgrove, PA 17870



Directions: From 522 take University Ave to 98 Acres on the right. Watch for signs!

**Parcel 1:** Attractive & very desirable prime tillable farmland consisting of 98 +/- acres with high producing soil. This parcel has right of way access off University Avenue. Adjacent to Parcel 2. Located just outside of Selinsgrove & close to Rt 522. Has access to public sewer.

**Parcel 2:** This is a beautiful parcel of prime tillable farmland consisting of 23 +/- acres. Road frontage along Clifford Rd & borders parcel 1. Located just outside of Selinsgrove & in an excellent location!

Open House Dates: Saturday October 5, from 10-12

Thursday October 10, from 1-2

<u>Terms:</u> \$50,000 deposit on parcel 1 & \$30,000 deposit on parcel 2 day of auction. Buyer pays 2% transfer tax. Settlement by December 20, 2024 or before.

Annual Taxes Parcel 1: \$2781.00 (not enrolled in Clean & Green)

Annual Taxes Parcel 2: \$609.00 (not enrolled in Clean & Green)

**Zoning: Ag Conservation** 

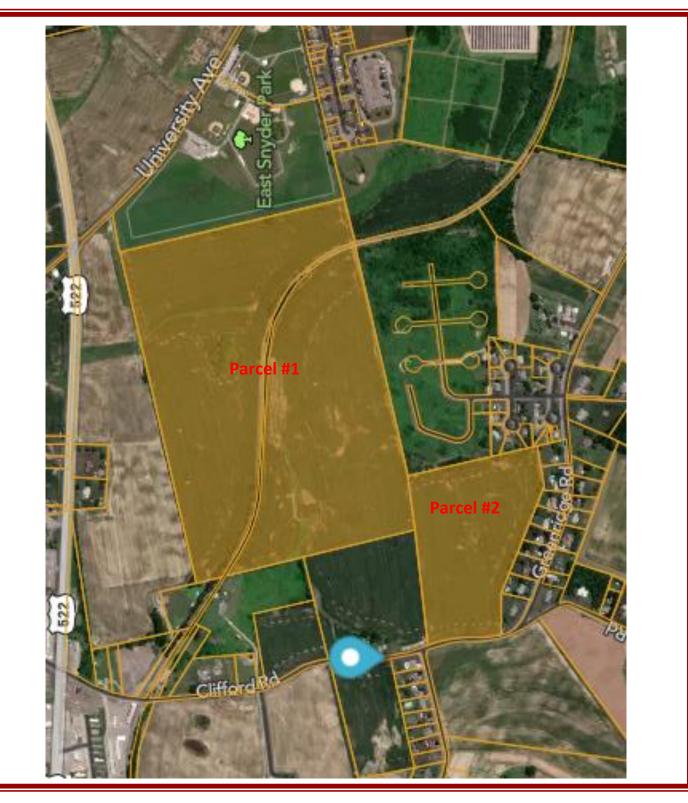
For more information contact Matt Bergey @ 570-412-0304 or Jake Yoder @ 717-513-5386

**Auctioneers Note:** Rare opportunity to purchase prime farmland with high producing soil just outside of Selinsgrove. These parcels will be offered individually only. Auction will be held at parcel 2 off Clifford Rd. Watch for auction signs & do not miss this one!



Auctioneer: Jake Yoder AU #005851 Ph. (717)-513-5386 Matt Bergey AA #019473 Ph. (570)-412-0304 Seller: Jeffrey & Karen Cook





## Aerial is deemed to be accurate but not guaranteed. This is not a survey.

For more information, pictures and forms go to: <u>www.beiler-campbellauctions.com</u> or <u>www.auctionzip.com</u> or <u>www.GoToAuction.com</u> Or scan the QR code in the bottom right corner.



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