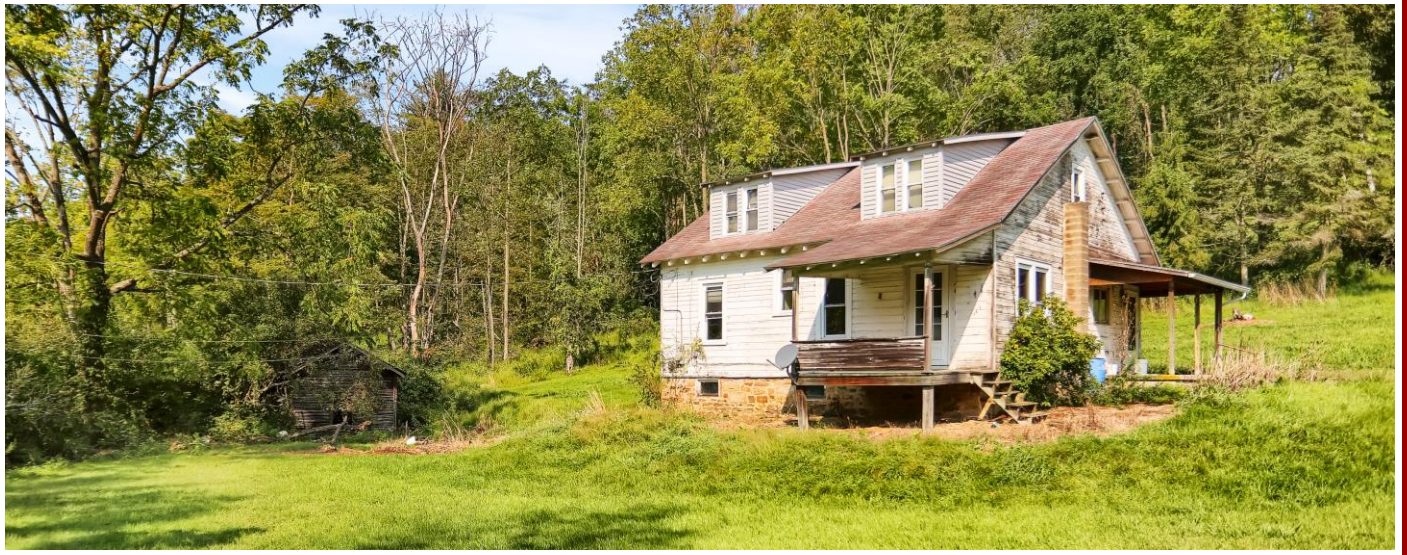


PUBLIC REAL ESTATE AUCTION

Multi-Parcel Real Estate Auction

Lot 2: 26.8 Acres w/Home • Lot 5: 15.8 Acres Vacant Land
Saturday October 19, 2024 @ 11:00 A.M.

599 Summit Rd. McClure, PA 17841- Mifflin Co.



Directions: From Lewistown take 522 N for 11 miles then turn right onto Summit Rd. Property will be on the left.

Lot #2: 26.8-acre farmette/woodland property & Lot #5: 15.8-acre tillable and woodland vacant property

- Each parcel has approximately 5-6 acres of open land, balance is wooded
- "Year-round" tributary stream to Wagner Run
- Woodland with a variety of hardwood trees
- Beautiful mountain views from the upper portion of the properties
- Terrain ranges from level to sloped
- Recent perk and probe tests completed on Lot#5
- Older stick-built home with recently inspected septic and spring-fed water on Lot# 2

Additional Remarks: Both properties are situated in an attractive setting, offering great potential for renovating the older home or building on one of the many ideal sites. They are well-suited for either a permanent residence or a recreational cabin. The small stream running through the property adds to its aesthetic appeal, attracting both wildlife and potential buyers. With plenty of road frontage on both parcels, the properties are in close proximity to PA State Game lands 107 (6,133 acres) and Bald Eagle State Forest, making them ideal for outdoor enthusiasts. Conveniently located just 50 minutes from State College, 1 hour and 10 minutes from Harrisburg, and 1 hour and 45 minutes from Lancaster, these properties will be available for purchase individually or as a whole.

Open House Dates: Tue. Sept. 24, 5-7 P.M. & Sat. Oct. 5, 1-3 P.M. For more details or a private showing call Gerald @ 717-582-6589 or Meryl @ 717-629-6036. **Terms:** \$15,000 per lot down payment the day of the auction. Settlement on or before December 18, 2024. 2% transfer tax to be paid by the buyer. Real Estate taxes to be prorated from settlement day. Contact us for quick, convenient financing options, including down payment and bridge loans.

Estimated Annual Property Taxes: Lot #2: \$1,944.63 Lot #1: \$837.00

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

For additional pictures go to www.beiler-campbellauctions.com or www.GoToAuction.com or www.auctionzip.com ID# 23383

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AUCTION SERVICES



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Auctioneer: J. Meryl Stoltzfus
AU#005403 Ph. 717-629-6036



Sellers: M & J Land Acquisitions, LLC

