

# 50.74 AC. WOODLAND PUBLIC AUCTION

3 PARCELS | MATURE TIMBER | BARN | FIELDS

JUNIATA COUNTY



## 00 RT 850 | Honey Grove, PA 17035

Directions: From Rt 322 W take the PA 75 exit toward Port Royal. Stay right and follow 75 S for 16 miles then left on Rt 850 E. Property will be on right. Watch for signs!

### PROPERTY FEATURES

#### • Residual Lot

16.93 Acres  
Road Frontage  
34'x58' Barn w/ Electric  
Private Well  
Woodland & Open Land

#### • Parcel #1

11.94 Acres Woodland  
Mature Timber  
Recent Perc Test

#### • Parcel #2

21.87 Acres Woodland  
Mature Timber & Secluded Setting  
Recent Perc Test

**Parcels will be offered individually & as entirety!**

### OPEN HOUSE

Saturday May 17, 2025  
10:00 AM to 12:00 Noon  
For more information call:  
Jake Yoder  
717-513-5386

### TERMS

\$15,000 down payment per parcel on the day of the auction. Settlement on or before July 25, 2025. 2% transfer tax to be paid by the buyer. Real estate taxes to be prorated from settlement day.

Annual Taxes \$1048.00

*All information is deemed accurate but not guaranteed*

**AUCTION  
DATE  
Saturday,  
MAY 31  
2025  
@ 11:00 AM**

**AUCTIONEER REMARKS** Beautiful 50.74 acre tract of woodland & open land offered in 3 tracts! These parcels all have recent perc tests & are excellent for recreational use or to build your home or cabin! Property has mature hardwood timber allowing buyer to have some immediate return on investment if desired. Located in Honey Grove area of Juniata County. Only 20 minutes from Mifflintown, 1 hour from Harrisburg, & 1 hr 40 minutes to Lancaster!



**BEILER-CAMPBELL**  
AUCTION SERVICES

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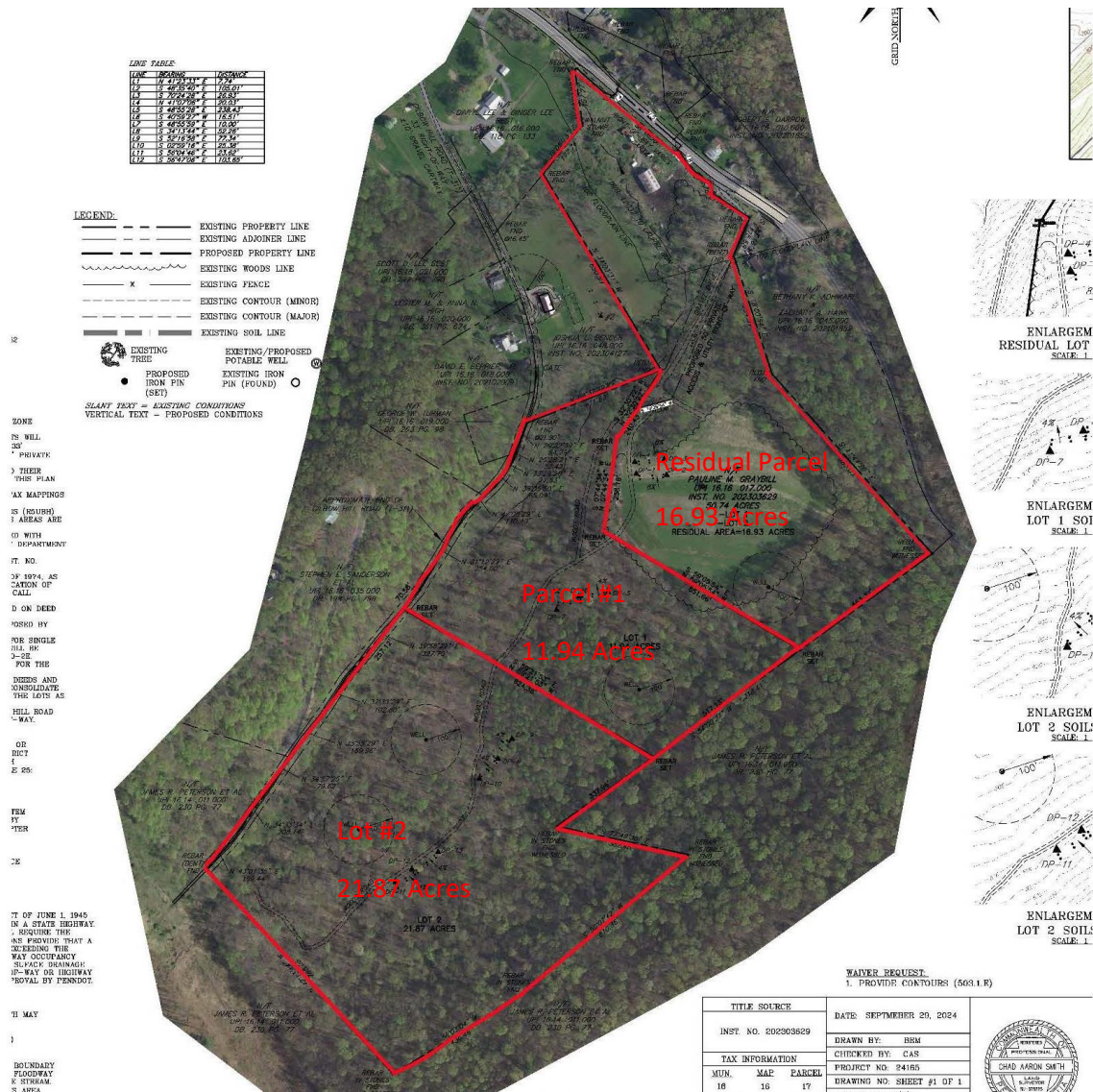
#### AUCTIONEER

Jake Yoder  
AU#005851  
Ph 717-513-5386

#### SELLER

Pauline M Graybill





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

## RESIDUAL PARCEL

16.93 Acres with road frontage along Rt 850. Features a 34x58 barn with electric & a private well along with a nice mixture of woodland & open land. Has a nice, secluded field perfect for building your dream home or cabin! Recent perc test!

## PARCEL #1

11.94-acre tract of woodland with mature timber & recent perc test so it is ready to build! Right-of-way access off Rt 850.

## PARCEL #2

21.87-acre tract of woodland with mature timber & secluded setting. Ideal for hunting & recreational activities. Recent perc test! Access through Gilbow Hill Rd.

Parcels will be offered individually & as entirety!



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