

PUBLIC AUCTION

REAL ESTATE

PARCEL 1 – 3+/- ACRES W/ CHICKEN BARN
PARCEL 2 – 29+/- ACRES

SNYDER COUNTY



101 Peach Orchard Rd | Middleburg PA 17842

Directions: From route 35 take Peach Orchard Rd south to property.

PROPERTY FEATURES

Parcel 1 – Tax ID 19-09-118

- 3+/- acres
- (2) Older 2 story broiler barns with feed bins
- 29000 bird capacity
- Good contracts available
- Washington Twp – no zoning

Parcel 2 – Tax ID 19-09-041

- 29.4 +/- acres land
- Rolling topography
- Small stream on property
- Some woods
- Road frontage on Middle Creek Mt Rd & Peach Orchard Rd
- Washington Twp – no zoning

OPEN HOUSE

Tues. April 8th, 1-3:00 pm

Fri April 11th, 1-3:00 pm

For a private tour call:

Matt Bergey 570-412-0304

Jake Yoder 717-513-5386

AUCTION

DATE

Saturday,

MAY 3

2025

@ 11:00 am

TERMS

\$35,000 non-refundable down payment for each parcel due day of the auction. Settlement on or before July 3, 2025. 2% transfer tax to be paid by the buyer. Real estate taxes to be prorated from settlement day. **Annual Property Taxes ~ Parcel 1 - \$2974, Parcel 2- \$704.** Contact us for financing options including down payment and bridge loans. *All information is deemed accurate but not guaranteed.*

AUCTIONEER REMARKS. *These parcels are in a prime agricultural area of Snyder County & have lots of potential! Located close to Selinsgrove. Only a little over an hour to State College & Lancaster. Auction for both parcels will be held at 101 Peach Orchard Rd and will be sold separately. More pictures can be found at our website- scan QR code above.*



BEILER-CAMPBELL
AUCTION SERVICES

beiler-campbellauctions.com • 888-209-6160 AY#002026

AUCTIONEERS

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SELLERS

BJ&E REALTY
GROUP LP



Aerials are deemed to be accurate but not guaranteed. These aerials are not surveys.

For more information, pictures and forms go to: www.beiler-campbellauctions.com or www.auctionzip.com or www.GoToAuction.com

Or scan the QR code in the bottom right corner.

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Sellers: BJ&E Realty Co. LP

