

Live On-Site Real Estate Auction

22.8 Acres of Wooded Land with Stone Dwelling and Stream

2481 Rockland Road, Mifflintown PA 17059 (Juniata County)

Important Dates:

Auction will be held at the above address on **August 6th 2019 @ 6pm.**

(No internet bidding will be offered)

Real Estate Inspection/Open House: **Saturday, July 20th 4-6pm**

Real Estate: 22.8 Acres of wooded land with Stone Dwelling and Trout Stream. Home is in need of repairs but offers incredible potential. Don't miss this once in a lifetime opportunity!

- 22.8 Acres wooded Acres with Stream Running through the Property
- 2112 Sq. Ft Stone Home with Huge Wrap Around Porch
- Multiple Stone Fireplaces Throughout
- Was 4 BR with finished 3rd floor, but is currently 2 BR with 1.5 Bath
- Wide Plank Hardwood Floors
- New Metal Roof
- Small Frame Barn and Various Foundations
- Located in Fayette Township
- Taxes are Approximately \$1700 Per Year

Real Estate Terms: 10% earnest money deposit due immediately, Balance due in 45 days at settlement. Property is being sold As-Is. Buyers pays all closing costs including the 2% transfer tax and is responsible to arrange all aspects of settlement. Please see website for a copy of the agreement of sale, and Information Sheet. Subject to seller confirmation. No Buyer's Premium.

Visit www.LaneRyanAuctions.com or www.KerryPae.com for photos and to more information.

Auctioneers: Ryan Groff, Erica Taylor and Kerry Pae (AU-1367)
Call (717)489-3030 for more information.

