

PUBLIC AUCTION

3 BR Ranch House and 2 Car Garage on 14.9 Acres

JUNIATA COUNTY

Saturday, June 10, 2017 at 10 AM with Real Estate at 12 PM

1551 Flint Hollow Rd, Honey Grove, PA 17035, Tuscarora Twp, Juniata Co, Juniata County School District.

From Port Royal take 75 S for 12.9 miles, turn right on 850 W. (in Honey Grove) for 1.0 mile, right on Flint Hollow Road for 1.4 miles to auction on left.



Great Room 25 x 27	Master Bedroom 13 x 15	Bedroom 13 x 13	Bedroom 13 x 16	Sunroom 12 x 27
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This vinyl sided ranch home offers 2,004 sq. ft. of living space and is situated on 14.9 acres, backed by woods with gorgeous frontal views of mountains and valleys. The house features a spacious great room with hardwood floors and includes a living room w/gas fireplace; kitchen w/island, dishwasher, glass top electric range, microwave, wall oven and pantry; and a dining area. The dining area opens to a rear sunporch with carpet, 2 ceiling fans, built in desk and cabinetry, gas heater and pellet stove. There are 3 bedrooms w/carpet and ceiling fans; two full baths; and a laundry room w/laundry tub, cabinets, and 3 closets that leads to a two car garage w/electric openers. The house has a daylight basement w/outside exit; oil hot air heat with central air; two 275 gallon oil tanks, on site well and septic; rear 11 x 12 deck, and 6 x 36 covered front porch. The property is mostly open and contains a 24 x 24 pole barn w/electric, RV site w/sewer and water hook-up, and a long paved driveway and extra parking area.

This property has a beautiful setting with scenic views, abundant wildlife, borders woodland & open space, minutes from state game land, maintenance free exterior...an ideal location for a weekend cabin/retreat or residence. The property has been well maintained.

Taxes: \$2,780 **Open House:** Saturday, May 20, 27 and June 3 (1-3 pm) *or anytime by apt. call 610-286-5183*

Terms: 10% down day of sale; settlement within 45 days of sale **Terms By:** Ruth Taggart

Merle Eberly -Brian Oberholtzer
Alvin Horning - C Ivan Stoltzfus CAI
John Stauffer
Horning Farm Agency, Inc. AY002091



HorningFarmAgency.com
610-286-5183

AUCTIONEERS - REALTORS - APPRAISERS



Information is deemed correct but not guaranteed.



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