

PUBLIC AUCTION

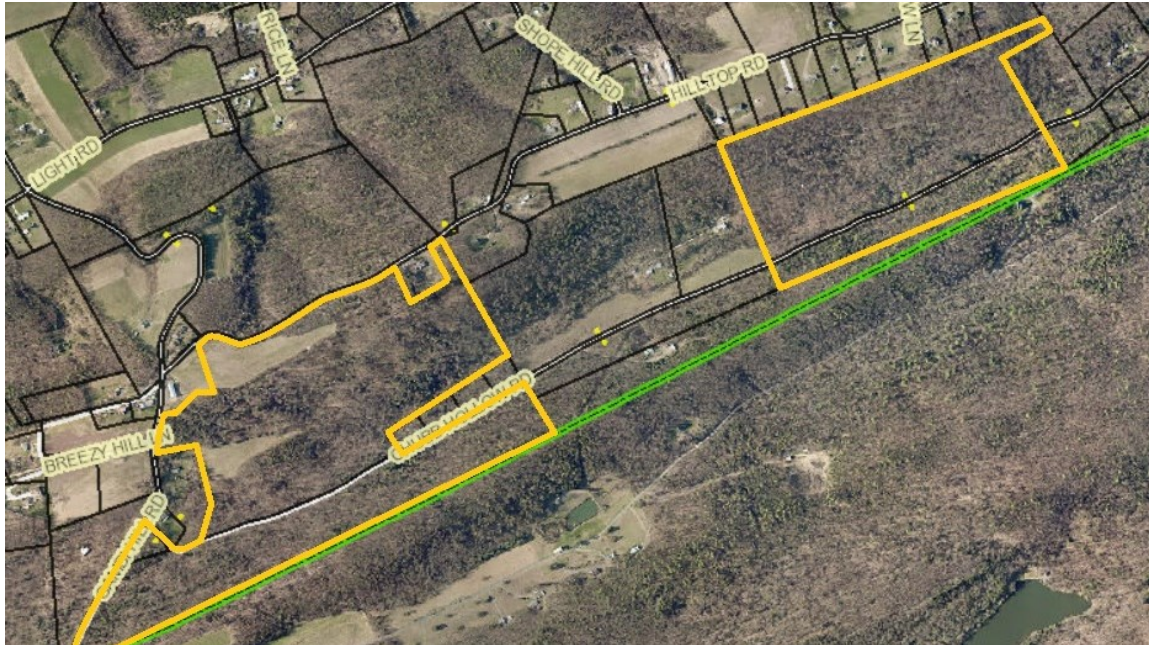
177 ACRES OF WOODLAND w/STREAM

JUNIATA CO. / LIVERPOOL AREA

SATURDAY, JANUARY 4, 2020 AT 1 PM

LOCATION:

Chubb Hollow & Gamby Hill Roads, Liverpool, PA, Susquehanna Twp., Juniata County. From Liverpool take US-15 N for 4 miles, turn left on to PA-104 N for 0.6 miles, turn left onto Hilltop Rd for 2.6 miles to auction on left. Auction held at corner of Gamby Hill Rd. & Hilltop Rd. at 1:00 pm.



REAL ESTATE: Real Estate consist of 177 acres of Woodland with 5.5 and 2.5 acre tillable fields.

3 parcels being sold as an entirety.

Parcel 1: 107.41 acres bordering Chubb Hollow Rd. (w/approx. 3,300' of road frontage), Gamby Hill Rd. (w/approx. 1,653' of road frontage), and Hilltop Rd. (w/approx. 1,819' of road frontage).

Parcel 2: Separated from parcel 1 by neighboring property, containing 69.5 acres bordering both sides of Chubb Hollow Road with approximately 2,300' of road frontage.

Parcel 3: 1 acre subdivided within parcel 1 for future cabin or residence, bordering Chubb Hollow Rd.

Excellent opportunity on this large tract of woodland for a camp site or residence, recreational ATV trails, hunting with an abundance of wildlife, a sportsman's paradise! Boyers Run Creek flows through the entire length of both parcels. Less than 1/2 mile from State Game Land # 258, less than 2 miles from Rt. 15. Property has been in the Michaels family for over 50 years. Property enrolled with Central PA Conservancy. Taxes \$1,445. Tax parcels:13-3-24;13-3-22;13-3-19. For additional information please call or email Auctioneer's at 610-286-5183, merle@horningfarmagency.com.

OPEN HOUSE: View land anytime at your convenience. For additional info on Central PA Conservancy, link to <https://bit.ly/32O6NRV>. All potential buyers are strongly encouraged to review prior to the sale.

TERMS: 10% down day of sale; balance on or before 60 days. Terms by: Helen Michaels. Kling & Deibler Attorneys. (Blizzard Date: January 18, 2020).

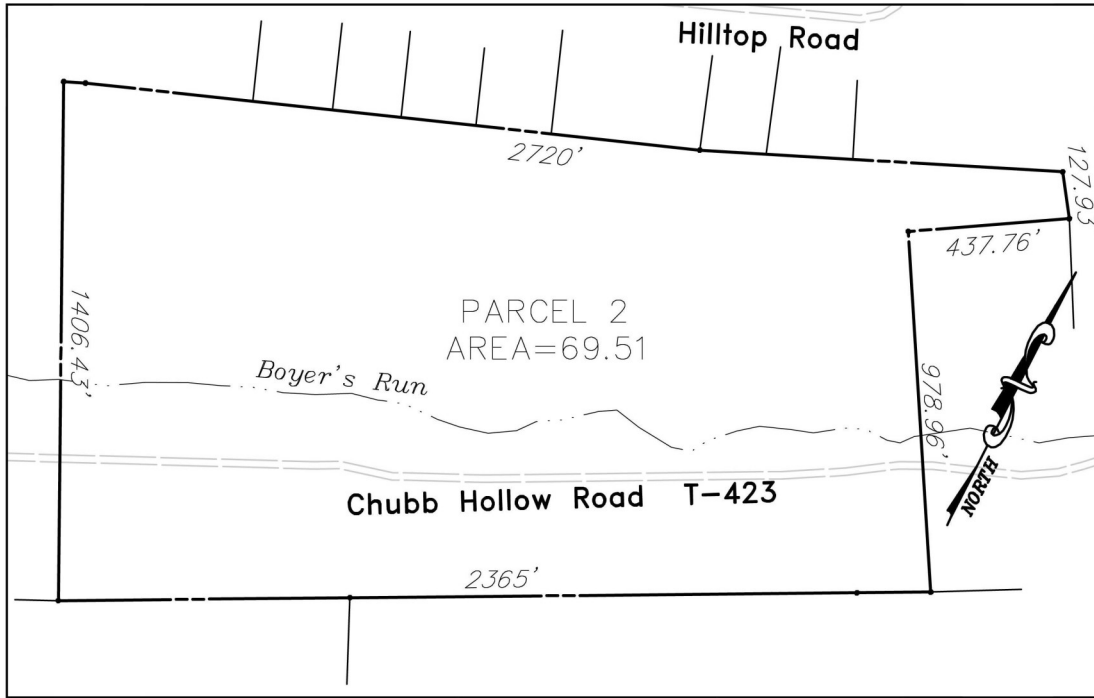
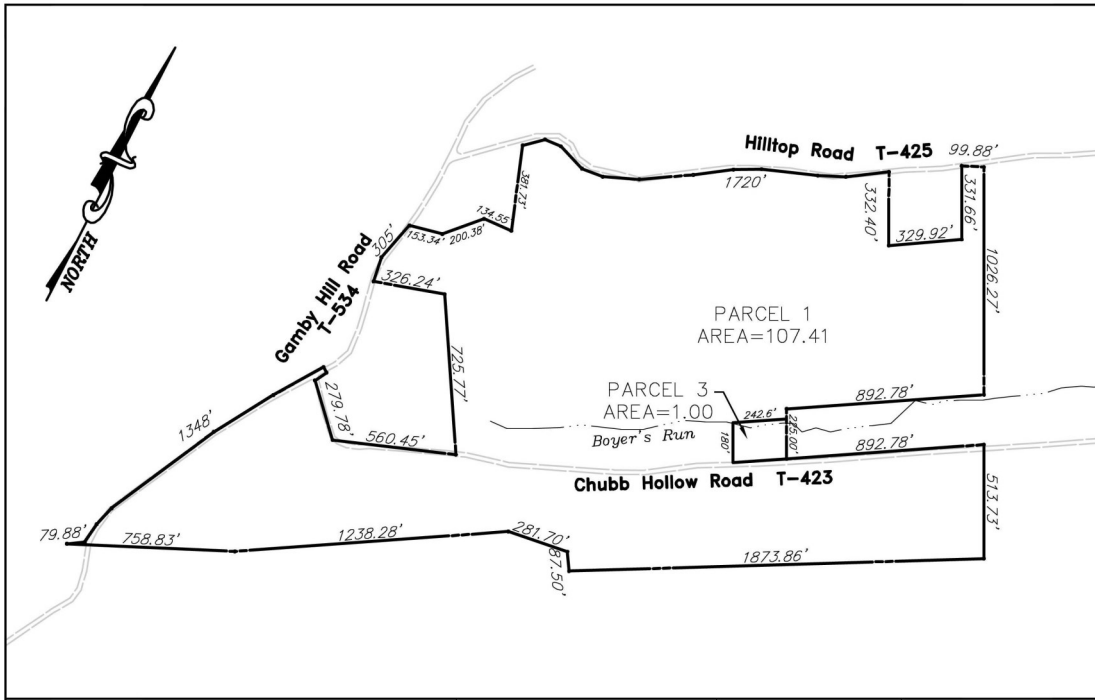
SEE PLOT DETAILS ON REVERSE SIDE

Merle Eberly
Alvin Horning, C Ivan Stoltzfus CAI
Horning Farm Agency, Inc. AY002091



HorningFarmAgency.com
610-286-5183

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