

# PUBLIC AUCTION

**2 PARCELS OF FARMLAND & WOODS w/CREEK**

**PARCEL 1: 72.18 ACRES & PARCEL 2: 21.7 ACRES**

**NEW TRIPOLI AREA**

**FRIDAY, DECEMBER 11, 2020 AT 1 PM**



**LOCATION:** 7863 Sassafras Rd. New Tripoli, PA 18066. Lynn Township, Lehigh County. From New Tripoli, take 143 South for 0.8 mile, right on Mosserville Rd. for 0.7 mile, left onto Springhouse Rd. for 0.2 mile, right onto Sassafras Rd. for 0.5 mile to auction. **Auction held on Parcel 1.**

**REAL ESTATE:** Tremendous opportunity to purchase one or two parcels of land, currently being farmed, but with many possible uses. Both parcels have lots of road frontage and are perfect for a beautiful private home site or hunting ground w/wooded areas and stream. Parcels are contiguous but will be offered separately. Both parcels are in Act 319 but not preserved, zoned AG.

**Parcel #1:** Spectacular 72.18 acres of land with gorgeous views! Approx. 2,800' of frontage on Sassafras Road, 50 acres tillable with nice level terrain for farmland and 22 acres of woods w/stream. Taxes: \$948.

**Parcel # 2:** 21.7 acres of land with approx. 629' of frontage on Lentz Road and 600' of woodland frontage on Mosserville Road, 12 acres tillable with balance in woodland w/stream. Taxes: \$210.

**NOTE:** Don't miss this excellent opportunity!! Ontelaunee Creek flows through both parcels and are just minutes from Ontelaunee Park and Leaser Lake

**OPEN HOUSE:** Land can be viewed at any time. For additional information call auctioneers at 610-286-5183, [merle@horningfarmagency.com](mailto:merle@horningfarmagency.com) or visit our website to view an aerial video.

**TERMS:** 10% down day of sale; balance on or before 45 days. Terms by: The Francis Family. Kling & Deibler Attorneys.

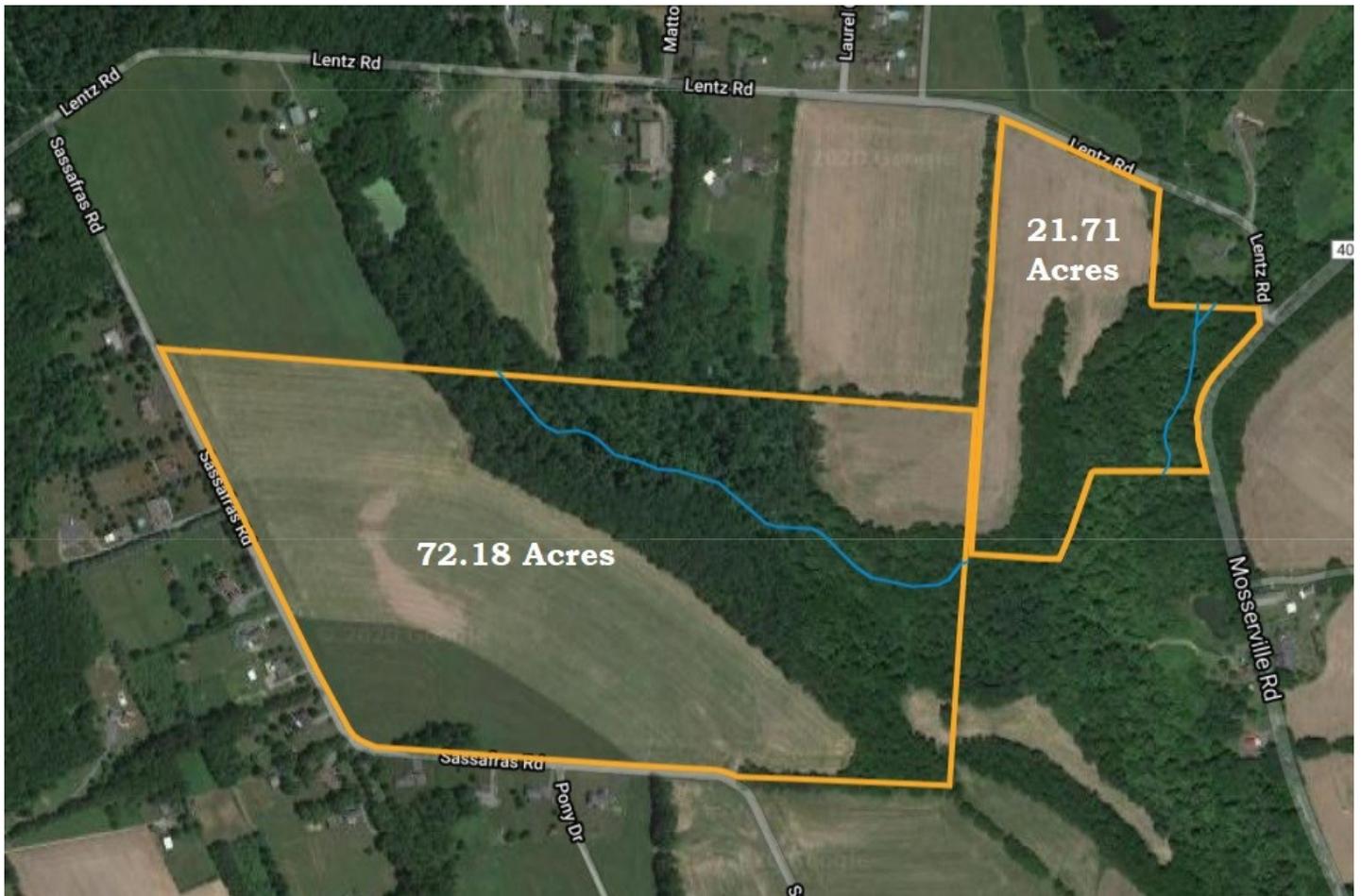
**SEE AERIAL ON BACK**

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

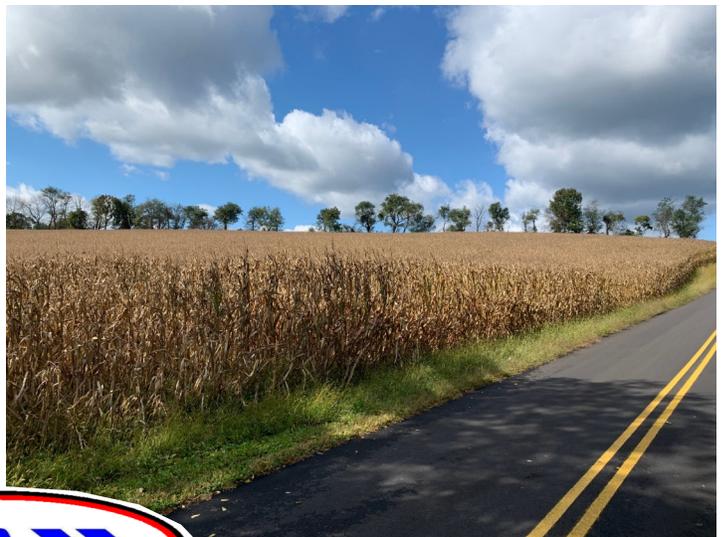


**HorningFarmAgency.com**  
**610-286-5183**

**AUCTIONEERS - REALTORS - APPRAISERS**



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