

PUBLIC REAL ESTATE AUCTION

9.9 Acres w/House & Barn
Sat. September 9, 2023 @ 11:00 A.M.

1212 Briar Valley Rd, Bedford, PA 15522- Bedford County



Directions: From Rt. 30 take the Bedford exit then turn right on W. Pitt St. In 0.9 mi. turn left on US-220 BUS N/N Richard St. In 0.6 mi. Turn right on Briar Valley Rd. In 2.3 mi the property is on the right.

Property Description: 9.9 acre farmette in Bedford County. 2002 split level home. 4 bedroom, 2 bath, 2 car attached garage. 2015, 20' x 40' w/ lean-to horse/animal barn, several acres of pasture, seasonal stream. 14' x 40' workshop. Mostly open tillable or pasture land, that is level to slightly sloping. A quiet country setting with mountain and wooded ridges as a backdrop. 10 mins. North of the Bedford Turnpike exit.

Open House Dates: Tue. August 15, 5:30-6:30 P.M. & Sat. August 26, 11 A.M.-12 P.M. For more details or a private showing call Meryl @ 717-629-6036. **Terms:** Settlement on or before November 9, 2023. \$20,000.00 down payment on the day of the auction. 2% transfer tax to be paid by the buyer. Real Estate taxes to be prorated from settlement day.

Annual Property Taxes: \$3,120.79

Attention Realtors: Broker Participation offered to Realtors with a buyer, your buyers must be preregistered.

For additional pictures go to www.beiler-campbellauctions.com or www.GoToAuction.com or www.auctionzip.com ID# 23383

BEILER-CAMPBELL
AUCTION SERVICES



AY# 002026

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Auctioneer: J. Meryl Stoltzfus

AU#005403 Ph. 717-629-6036

Sellers: Seth & Malinda Stoltzfus





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