



(Penns Creek/Buffalo Valley Area)

PUBLIC AUCTION



3-BDRM 2.5 BATH 1,794 Sq. Ft. CABIN/RETREAT (2007) * 1-AC. LOT ATTACHED 2-CAR GARAGE * BORDERS 1,000's ACRES STATE FOREST!

SATURDAY, OCTOBER 2, 2021 @ 11-AM



1,794 SQ. FT. (2007) CABIN * 1-AC.



3-BR 2-BA CABIN/RETREAT W/GARAGE



COVERED FRONT PORCH

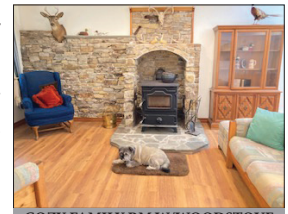
Located at 2363 Jones Mt. Rd. Mifflinburg, Pa. Lewis Twp. Union Co.

DIRECTIONS: From Harrisburg Rt. 15 N to Rt. 104 N to Mifflinburg right on Rt. 45 1-mi. to left on Forest Hill Rd. 4-mi. to left on Rt. 192 to left on Jones Mt. Rd. 2.4-mi. to cabin on left.

REAL ESTATE: consists of a 3-bedroom 2.5 bath Cape Cod style 1,794 sq. ft. mountain cabin/vacation retreat w/attached 2-car garage on a 1-ac. tract. Main floor features a foyer w/open pine staircase; 14'x16' family room w/woodstove & stone hearth open to spacious dining area w/access to covered rear porch; modern Oak cabinetry kitchen w/pantry & sit-up bar, appliances included; laundry hook-up; mudroom; attached 2-car garage; large 1st floor master bedroom w/private bath, WIC & laminate HW flooring; inviting 8'x37' covered front porch; upper level includes 2-bedrooms w/closets & dormer; full bath; open reading nook/study w/dormer; 990 sq. ft. basement is unimproved w/concrete floor, outside access, electric water heater, on-site well & septic; 200 amp svc; annual taxes: \$3,197. Sells furnished!



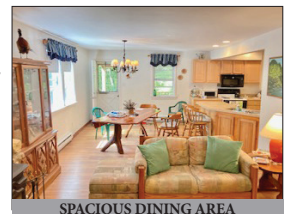
MODERN OAK KITCHEN W/BAR



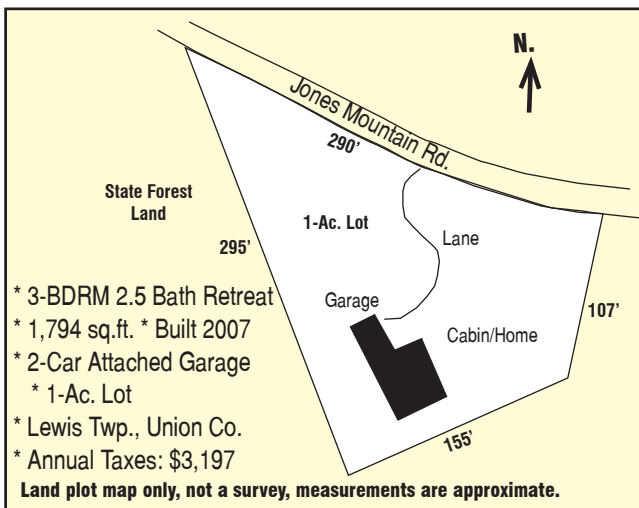
COZY FAMILY RM W/WOODSTOVE



MASTER SUITE, BATH & WIC



SPACIOUS DINING AREA



OPEN HOUSE: SAT, Sept. 11 & 18 from 1-3 PM for info call/text auctioneer @ (717) 371-3333.

TERMS: 10% down day of sale, balance on or before 60-days. Attorney: Kling & Deibler (717) 354-7700

NOTE: Beautiful custom-built (2007) mountain cabin/retreat located atop Jones Mt. in Union Co. close to Penns Creek/Buffalo Valley area adjacent to literally 1,000's of acres of State Forest! Tasteful décor throughout, quiet private setting, enjoy watching the abundant wildlife from front or back porch! Only minutes to Raymond B. Winters State Park recreation area!

For photos & details visit www.martinandrutt.com

AUCTION BY:
MARTIN & RUTT AUCTIONEERS
AY2189
Michael J. Martin (717) 371-3333
John J Rutt II (717) 587-8906



AUCTION FOR:
Robert C. Sr. & Karen S. Lorence
(610) 772-6835