



(Jack's Mt. /Belleville Area)



# PUBLIC AUCTION

## 21-ACRE WOODED TRACT \* VALUABLE MATURE TIMBER CAMPING/CABIN SITE \* NICE "BIG VALLEY" VIEW!

### FRIDAY, OCTOBER 6, 2023 @ 6-PM



12' X 12' UTILITY SHED



NICE "BIG VALLEY" VIEW

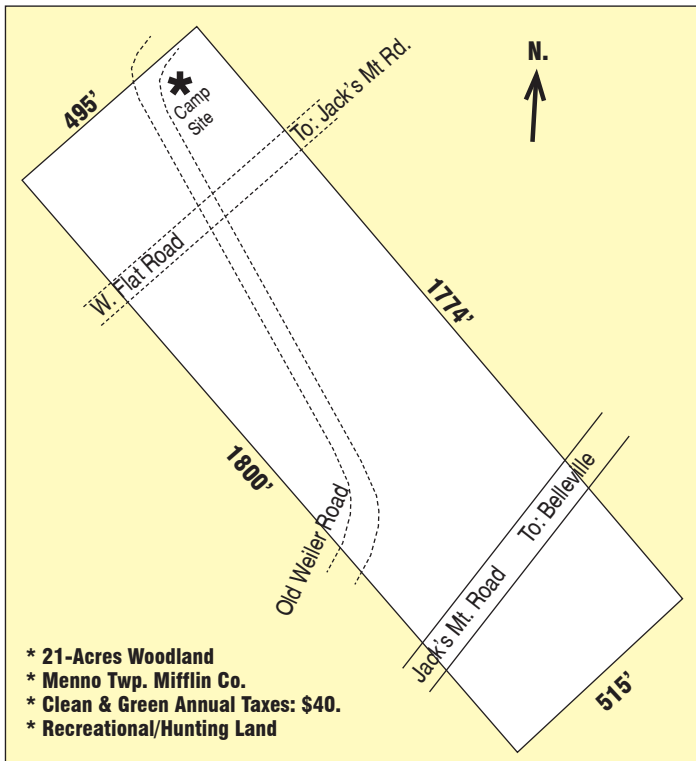


CAMPING/PICNIC AREA

Located along W. Flat. Rd. Belleville, Pa. Menno Twp. Mifflin Co.

**DIRECTIONS:** From Rt. 322 (Belleville exit) take Rt. 655 S. through Bellville. Turn left on Wills Rd. at Locust Grove Church (becomes Jack's Mt. Rd.) go 2.7 mi. to right on W. Flat Rd. go .7-mi. to auction property.

**\*\* AUCTION HELD @ JACK'S MT. & W. FLAT RD. CROSSROAD! \*\***



**REAL ESTATE:** Consists of a mostly level to sloping 21-acre wooded tract located on both sides of W. Flat Rd. (gravel road). Property also has 500' of frontage on both sides of Jack's Mt. Rd. and extends to the top of the mountain. Property is easily accessible for hunting & recreation. Property has a nice private camping/picnic area w/ swing, fire-pit, a 12x12' utility shed, and a wooden deck picnic area offers a nice view of the Big Valley! Enrolled in Clean & Green program; annual taxes: \$40. New survey; boundaries are clearly marked w/yellow paint. For info call/text auctioneer @ (717) 371-3333.

**\*\* FEEL FREE TO INSPECT THE PROPERTY ANYTIME! \*\***

**TERMS:** 10% down day of sale, balance in 45-days, buyer pays PA transfer tax. Attorney: Richard Gingrich (717) 248-6751

**Note:** Valuable wooded tract w/mix of mature hard & softwood timber; easily accessible via W. Flat Rd. to driveway on right for camping/picnic area; ATV trails, great hunting & recreation spot!

**FOR PHOTOS & COMPLETE LISTING VISIT [www.martinandrutt.com](http://www.martinandrutt.com)**

**AUCTION BY:**  
**MARTIN & RUTT AUCTIONEERS**  
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**AUCTION FOR:**  
**Ivan J. & Luella S. Glick**