



(Fayetteville/Franklin Co.)



PUBLIC AUCTION

423-ACRES OF VALUABLE REAL ESTATE!

19-PARCELS OF WOODLAND, FARMLAND & RESIDENCE

THURSDAY, NOVEMBER 15, 2018 @ 1-PM

Auction Held At: 243 Black Gap Rd. Fayetteville, Pa. (NESL Sand Plant)

Real Estate parcels are located in Greene Twp. Franklin Co. south of I-81 & northwest of Rt. 30 W. Fayetteville area following the Conococheague Creek Valley with frontage on Mt. Pleasant, Cook, Woodstock, Ragged Edge, & Brindle Rd. Most parcels offered individually; some offered jointly.

Parcel #1: 20.26-acres wooded w/frontage on Ragged Edge & Brindle Rd. creek runs along west border. Taxes: \$457.

Parcel #2: 32.03-acres farmland w/1600' frontage on Brindle Rd. & 600' frontage on Woodstock Rd. land is very level w/some wetlands. Taxes: \$722.

Parcel #3: 19.80-acres woodland with frontage on both sides of Edgewood Rd.; creek runs along south west border; east border follows abandon RR bed. Taxes: \$546.

Parcel #4: 7.19-acres woodland; west border follows abandon RR bed; south boundary borders Lot #5. Taxes: \$200. **(sells jointly w/parcels 5 & 6).**

Parcel #5: 17.62-acres woodland; west border follows abandon RR bed; creek runs through property; borders Lot #6 on the south. Taxes: \$59. **(sells jointly w/parcels 4 & 6).**

Parcel #6: 20.18-acres woodland; w/400' frontage on Woodstock Rd. creek runs through property. Taxes: \$68. Tract 6 sells jointly w/parcels 4 & 5. **(PARCELS 4, 5 & 6 sell as a package deal).**

Parcel #7: 20.20-acres woodland; w/800' frontage on Woodstock Rd., also 12' wide driveway off of Woodstock Rd.; 600' frontage on Cook Rd. creek runs along west border. Taxes: \$3,344. **(Lot #7 sells jointly w/Lot #10 & 11).**

Parcel #8: 12-acres level farmland w/650' frontage on Cook Rd. along north border. Taxes: \$583.

Parcel #9: 51-acres total w/approx. 42-acres farmland; 9-acres woodland; improvements on the property includes a 2-unit rental 2-story frame farmhouse featuring 2,400 sq. ft. living area; approx. 900' frontage on Mt. Pleasant Rd. along eastern border. Taxes: \$2,479. **OPEN HOUSE: SAT. NOV. 3 From 1-3 PM for info call auctioneer @ (717) 371-3333.**

Parcel #10: 40-acres woodland borders Lot #7 on northwest border. Taxes: \$249. **(offered jointly w/Lot #7 & 11).**

Parcel #11: 23.31-acres woodland; creek runs along southern border. Taxes: \$145 **(offered jointly w/ Lot #7 & 10).**

Parcel #12: 31.96-acres w/10-acres farmland & 22-acres woodland; 1,690' frontage along Mt. Pleasant Rd. Taxes: \$1,553. **(offered jointly w/parcel #13).**

Parcel #13: 13.81-acres woodland borders Lot #12 on 3-sides. Taxes: \$377. **(offered jointly w/parcel #12).**

Parcel #14: 34.70-acres woodland w/400' frontage along Mt. Pleasant Rd. some open land along southern border. Taxes: \$1,472.

Parcel #15: 10.52-acres w/half farmland & half woodland; 300' frontage along Mt. Pleasant Rd. Taxes: \$726.

Parcel #16: 4-acres woodland. Taxes: \$276. **(offered jointly w/Lot #17 & 18).**

Parcel #17: 4-acres woodland. Taxes: \$276. **(offered jointly w/ Lot #16 & 18).**

Parcel #18: .175-acre tract w/40' frontage on Mt. Pleasant Rd. Taxes: \$7. **(offered jointly w/ Lot #16 & 17).**

Parcel #19: .64-acre wooded tract w/140' frontage on Mt. Pleasant Rd. Taxes: \$27.

TERMS: 10% down payment day of sale, balance due on Jan. 15, 2019. Attorney: Jim Cascio (814) 445-7948.

For photos & listing visit www.martinandrutt.com

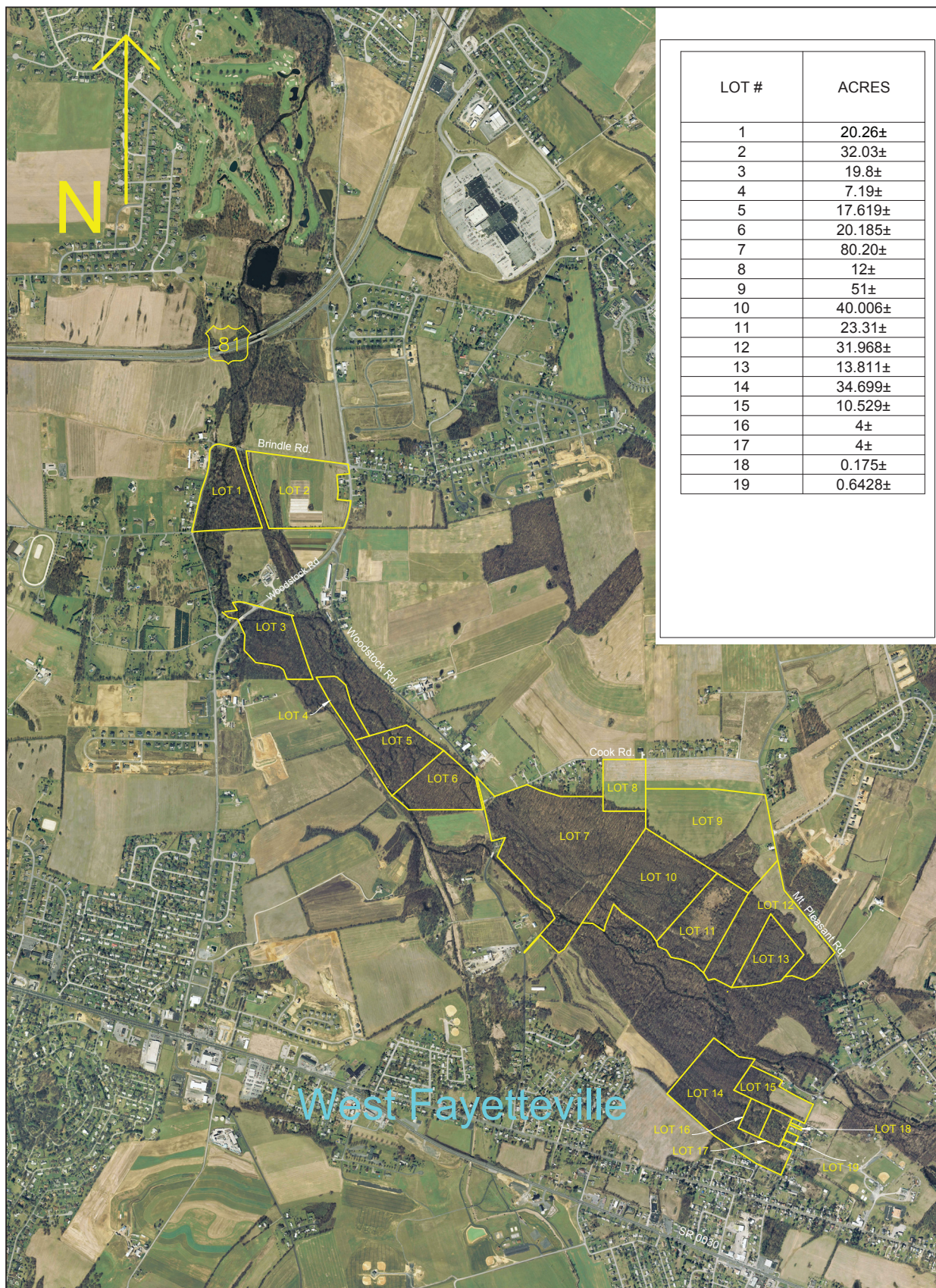
**Additional info on
reverse side**



AUCTION BY:
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AUCTION FOR:
**NEW ENTERPRISE STONE
& LIME CO. Inc.**



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