



(Mifflin Co. /Lewistown Area)



PUBLIC AUCTION

4-BDRM (2001) A-FRAME 2-STORY CABIN * 44.71- WOODED ACRES!

1,422 Sq. Ft. CUSTOM RETREAT * 2.5 BATHS * VALUABLE TIMBER!

FRIDAY, MAY 17, 2019 @ 5:00 PM



1,422 SQ. FT. CABIN (NEW 2001)



STUNNING 4-BR RETREAT - 2.5 BATHS

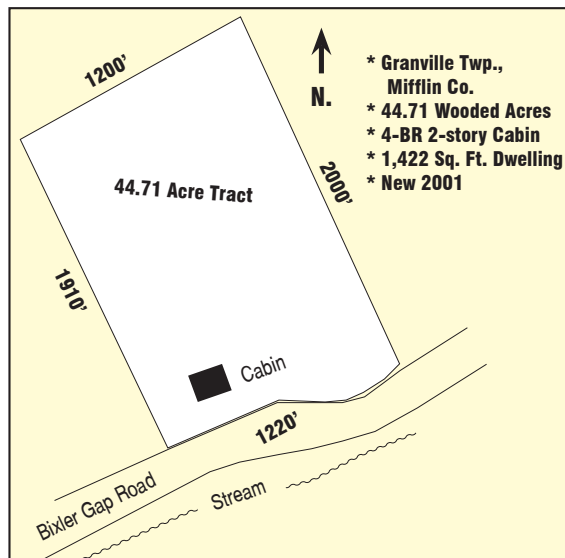


44+ AC. SECLUDED GETAWAY!

Located at: 268 Bixler Gap Rd. Lewistown, Pa. Granville Twp. Mifflin Co.

DIRECTIONS: From (BUS Rt. 22) Lewistown take Rt. 103 S. to L on 333 S. to right on Tower Hill Rd. to right on Blue Mtn. Dr. 1.5 mi. to left on Bixler Gap Rd. ¼ mi. to cabin on left.

REAL ESTATE: consists of **44.71 wooded acres**; improvements include a custom-built (2001) one-owner 1,422 sq. ft. 4-bdrm contemporary dwelling/retreat & storage shed. Main floor features a stunning living room w/soaring polished pine cathedral ceiling & efficient LP stone fireplace; large windows offer lots of natural light; dual French doors to wrap-around Tru-trex deck w/vinyl railing; dining area; custom light Oak cabinetry kitchen w/appliances, fridge, glass-top range, microwave, & DW(needs repair); sit-up bar; vinyl flooring; recessed lighting; 2-bdrms & full bath; open stairs to upper level featuring an open loft; 2-bdrms; & ½ bath; daylight lower level includes a partially improved family room w/woodstove on large brick hearth; storage room; utility room & full bath; 200 amp svc; on-site well & septic; annual taxes: \$2,024; 10'x14' utility storage shed; mature timber value approx. \$40,000; all this situated on 44.71 valuable wooded acres!



- * Granville Twp., Mifflin Co.
- * 44.71 Wooded Acres
- * 4-BR 2-story Cabin
- * 1,422 Sq. Ft. Dwelling
- * New 2001

OPEN HOUSE: SAT. APRIL 20 & MAY 4 from 1-3 pm. For info call auctioneer @ (717) 371-3333.

TERMS: 10% down day of sale, balance on or before 60 days. Attorney: Clymer/Bodene (717) 299-7101

NOTE: Outstanding retreat/cabin offers a rich modern design open floor plan, tasteful décor throughout; property sells fully furnished! This quiet secluded property is truly stunning, you must see to appreciate, desirable southern exposure! Enjoy nature & the abundant wildlife from the deck!

For photos & listing visit www.martinandrutt.com



OAK KITCHEN W/APPLIANCES



FAMILY RM W/LP FIREPLACE



CATHEDRAL CEILING DINING RM.

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



AUCTION FOR:
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