



(Union Co. Mifflinburg Area)

PUBLIC AUCTION



**2-BDRM RANCHER/CABIN (New 1997) * 68-ACRES WOODLAND!
MODERN KITCHEN * 1-BATH * GREAT ROOM * REAR DECK
ABUNDANT WILDLIFE * SPORTSMAN'S PARADISE!**

SATURDAY, JUNE 15, 2019 @ 3:30 PM



36' COVERED FRONT PORCH



2-BR CABIN * 68-WOODED ACRES!



NEW 1997-SELLS FURNISHED

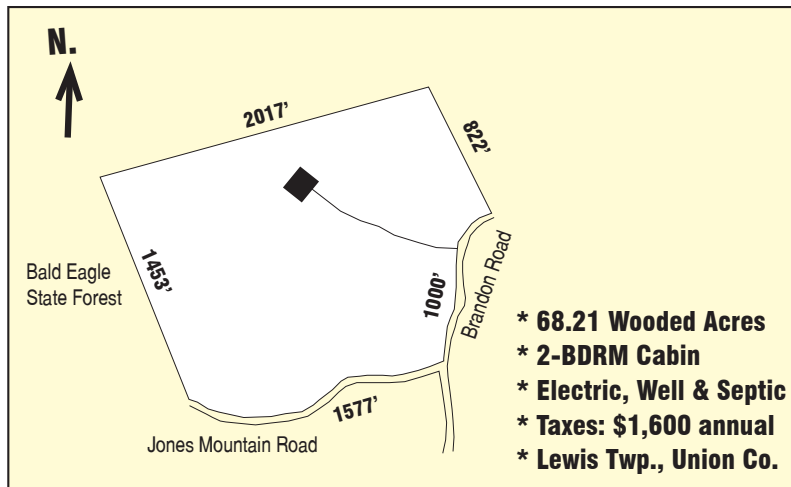
Located at 1960 Jones Mtn. Rd. Mifflinburg, Pa. Lewis Twp. Union Co.

DIRECTIONS: From Chestnut St. (Rt. 45) in Mifflinburg take Forest Hill Rd. N. to left on Rt. 192 go 1.5 mi turn left on Jones Mtn. Rd. 1.5 mi. to property on right.

REAL ESTATE: consists of a 68.21-acre wooded tract bordering the Bald Eagle State Forest with a 936 sq. ft. frame vinyl-sided 1-story dwelling new in 1997. Cabin features a 18'x26' great room combo kitchen dining area w/large deep windows designed for viewing wildlife; energy efficient woodstove on brick hearth; laundry hook-up & utility closet; full bath w/linen storage; 2-bedrooms; pull-down attic steps; 12'x12' rear deck w/built-in seating; covered 36' front porch; aux. electric baseboard heat; 200 amp svc; asphalt shingle roof; on-site well & septic system; annual taxes: \$1,600.

OPEN HOUSE: SAT. MAY 25 & JUNE 1 from 1-3 PM for info call auctioneer @ (717) 371-3333.

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



NOTE: Outstanding 68-acre wooded recreational paradise; land is mostly level to gentle slope; several clear-cut areas to encourage wildlife habitat; private quiet setting; well-maintained property is move-in ready; sells fully furnished; located only minutes to R B Winters State Park.

For photos & listing visit
www.martinandrutt.com



MODERN KITCHEN & APPLIANCES



DINING/GREAT ROOM



REAR DECK W/SEATING



EFFICIENT WOOD STOVE

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



AUCTION FOR:
James D. & Jane L. Beam