



(Big Valley/Mill Creek Area)



# PUBLIC AUCTION

**4-BR 2-BATH 2,400 Sq. Ft. 2-STORY REMODELED HOME \* 2.40-ACRES!**

**GARAGE/SHOP & OFFICE \* ANIMAL BARN & PASTURE! Zoned C-1**

**COVERED BRIDGE over SADDLER CREEK! Sportsman's Dream!**

**FRIDAY, AUGUST 13, 2021 @ 6:30 PM**



1,100 SQ. FT. GARAGE W/SHOP



2.40-AC. TRACT \* 2,400 SQ. FT. HOME



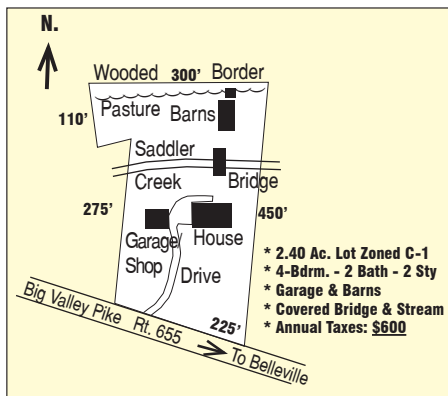
4-BDRM 2-BATH 2-STORY DWELLING

Located at 12344 Big Valley Pike, Mill Creek, Pa. Brady Twp. Huntingdon Co.

**DIRECTIONS:** From Rt. 655 Belleville, Pa. follow Rt. 655 S. 12-miles to home on right OR from Rt. 22 Mill Creek, Rt. 655 N. to home on left.

**REAL ESTATE:** consists of a 4-bdrm, 2-bath 2,400+ sq. ft. 2-story dwelling, detached garage/shop & numerous outbuildings on a 2.40-acre rural lot. Main floor features covered 10'x22' front porch; an updated eat-in style kitchen w/oak cabinetry, appliances & vinyl flooring; 14'x18' living room w/HW flooring; 2-full baths; office/den; 2-bedrooms w/closets; utility room; 2nd floor has 2-bedrooms; walk-out daylight basement has laundry hook-up; 2-utility rooms; attic/loft; oil furnace w/275 gallon fuel tank, aux electric heat; public water & sewer; annual taxes: \$600. **Outbuildings:** Detached 1,100 sq. ft. garage/shop w/office area; 14'x18' utility barn; several animal barns/shelters; 1-acre pasture; 10'x50' covered bridge over Saddler Creek (fisherman's dream) fruit & nut trees, grape arbors & garden area; nice macadam drive & parking area; zoned C-1.

**OPEN HOUSE: SAT, JULY 24 & 31 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:** Outstanding recently updated rural property ideally suited for Residence/Hunting Lodge/Air BnB, Etc.! Partially wooded setting w/stream, orchard, garden & pasture! Close to State College, Raystown Lake & State Game Lands! Move-in ready home in the midst of the BIG VALLEY Amish community.

**For photos & complete listing visit [www.martinandrutt.com](http://www.martinandrutt.com)**



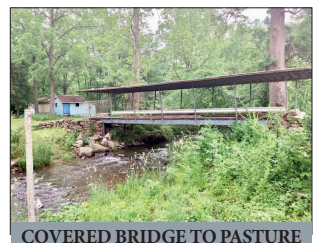
OAK CABINETRY KITCHEN



LIVING ROOM W/HW FLOORING



CHARMING FRONT PORCH



COVERED BRIDGE TO PASTURE

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



**AUCTION FOR:**  
**Vladimir & Tatjana Akimov**  
(Natalie (717) 376-8407)