



(Juniata Co. * Richfield & Seven Stars Area)



PUBLIC AUCTION

99.1 ACRES OF WOODLAND * PREMIUM HUNTING GROUND
GREAT WHITETAIL HUNTING * PERK TESTED IN 2016
GENTLY ROLLING SLOPE * LOTS OF OAK & HARDWOOD TREES
FRIDAY MAY 20, 2022 @ 6:30 PM



TRAIL CAMERA



LOTS OF YOUNG OAKS



TRAIL CAMERA

Located at Dresslers Ridge Rd. (across from St. Peters Rd. intersection)

DIRECTIONS: From Harrisburg Pa, travel North on Rt 11/15 & turn left on Rt. 104. Travel 2 miles and turn left (after steel bridge) on Oriental Rd. Travel approx. 2 miles to stop sign & turn right on Turkey Valley Rd. Travel 1.5 miles and turn left on Dresslers Ridge Rd & go 2.5 miles to property on right. (Only 1 hr. & 20 min. from Lancaster or 50 min. from Harrisburg)

REAL ESTATE DETAILS: A premium tract has 99.1 acres of premium woodland. This huge rectangle shaped property has road frontage on both Dresslers Ridge Rd. & Auken Rd.; plentiful young standing Oak & hardwoods (was select cut in 2018, needs a few years to cut again); has rolling to level slope; has a local reputation as the best hunting ground in the area; lots of farmland in the area; would be a fantastic location to either envision a cabin or a dream custom homestead; nice location for sunsets; great situation for a variety of wildlife & outdoor enthusiast; surveyed & passed perk test in 2016; (does not include the portable shed that was used for a cabin); includes 2 acre corner lot of farmland; Monroe Twp; Juniata Co.; Clean/Green Program; cheap annual taxes approx. \$391.43

OPEN HOUSE DATES: Please feel free to inspect at your convenience or Saturday May 7th from 1-3 PM. Call/Text Auctioneer at 717-587-8906

TERMS: 10% down payment day of auction, balance in 60 days or before. Terms prepared by Attorney Kling, Deibler & Glick 717-354-7700.

Please visit our updated website at www.martinandrutt.com

- Land Plotting on Reverse Side -

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



AUCTION FOR:
ANDY BRUBACKER

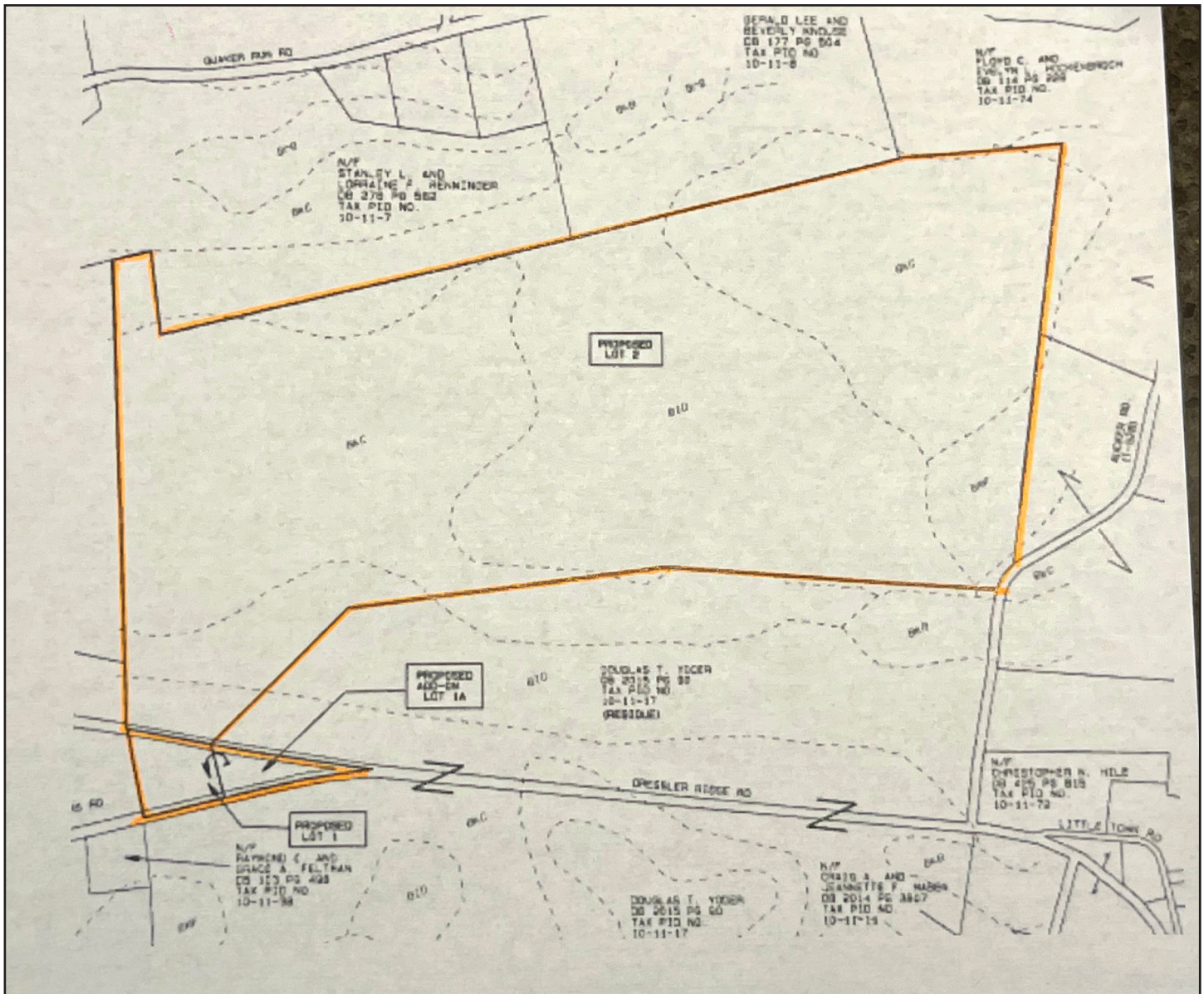


(Juniata Co. * Richfield & Seven Stars Area)



PUBLIC AUCTION

99.1 ACRES OF WOODLAND * PREMIUM HUNTING GROUND
GREAT WHITETAIL HUNTING * PERK TESTED IN 2016
GENTLY ROLLING SLOPE * LOTS OF OAK & HARDWOOD TREES
FRIDAY MAY 20, 2022 @ 6:30 PM



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



AUCTION FOR:
ANDY BRUBACKER