



(Big Valley/Belleville Area)



PUBLIC AUCTION

3-BDRM 2-BATH CAPE COD STYLE CABIN * 1.81-AC. LOT

BEAUTIFULLY UPDATED FURNISHED MOUNTAIN CABIN/RETREAT

SATURDAY, NOVEMBER 12, 2022 @ 11-AM



BEAUTIFUL 1.81-AC. WOODED LOT



3-BDRM 2-BATH CABIN/RETREAT!

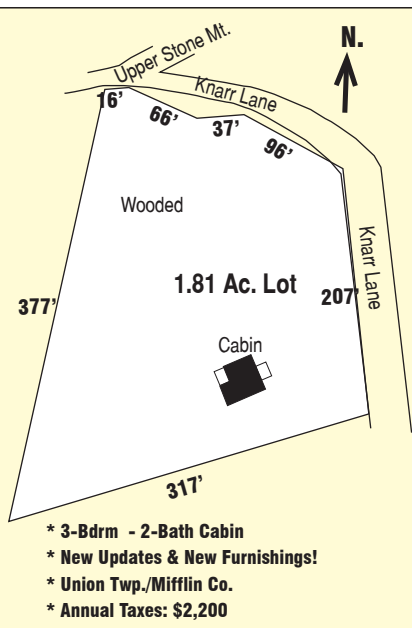


CAMP FIRE PIT W/EDISON LIGHTING

Located at: 44 Knarr Ln. Belleville, PA Union Twp. Mifflin Co.

DIRECTIONS: From Rt. 655 in Belleville, PA take Rt. 305 W. 3-miles to right on Knarr Ln @ Rothrock State Forest sign ¼ mile to property on right.

REAL ESTATE: consists consists of a 3-bedroom 2-bath 1,024 sq. ft. 1.5-story fully refurbished home on a 1.81-acre lot. Main floor features a 24'x14' great room w/a stone fireplace, open staircase; 14'x20' dining room w/ modern wood dining table & benches; wood cabinetry kitchen w/high top table; appliances included, coffee bar, new polished pine ceiling & trim; walk-in pantry; 18'x10' screened rear porch; 18'x10 deck; upper level includes 2-bedrooms, bonus room & full bath; daylight basement features a 3rd bedroom w/private full bath; laundry w/washer & dryer; 24'x14' game/rec room; rear patio area; valuable updates include new lighting, flooring, paint & tasteful décor throughout! Private backyard includes an inviting fire pit BBQ gathering area w/Edison string lighting, open wood shed & utility shed. Property has on-site well & septic system, oil furnace w/275 gallon tank, fireplace & electric aux. heat; vinyl siding, 30-yr. shingle roof, annual taxes: \$2,200. Cabin sleeps 10-people comfortably & sells w/new furnishings!



OPEN HOUSE: Sat. Oct. 15 1-3 pm & Wed. Oct. 26 5-7 pm for info call/text auctioneer @ (717) 371-3333.

TERMS: 10% down day of sale, balance on or before 60-days. Attorney: Dick Gingrich (717) 248-6751

Note: Property is in absolute move-in condition! Ideally designed as an all-seasons family camp/retreat, enjoy watching the abundant wildlife from the screened porch or deck! Truly a "must-see" property located atop Stone Mt. high above the beautiful Big Valley and only minutes to Greenwood Furnace State Park!

For complete listing visit www.martinandrutt.com



SPACIOUS DINING AREA * NEW FLOORING



STONE FIREPLACE * FAMILY ROOM



KITCHEN W/APPLIANCES & COFFEE BAR



SCREENED PORCH & NEW DECK AREA

AUCTION BY:
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 AY2189
 Michael J. Martin (717) 371-3333
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AUCTION FOR:
Philip D. & Lori A. Weaver
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