



(Richfield Juniata Co. Area)

PUBLIC AUCTION



#1, 70-ACRE FARM * HOUSE & BARN * TILLABLE & WOODED
#2, 19-ACRES OPEN & WOODED * NICE HOUSE SITE
SECLUDED COUNTRY LOCATION * GOOD HUNTING
SATURDAY, JUNE 1, 2024 @ 11:00 AM



BUILDINGS BACK FROM ROAD



3-BEDROOM HOUSE



ORG. BANK BARN



GOOD DEER HUNTING

Located at 2523 Lauver Valley Rd. Richfield, PA * Northern Juniata County & Monroe Twp.

DIRECTIONS: From Rt. 35 in Richfield, travel South on Seven Stars Rd. and turn right on Lauver Valley Rd. to property on the right.

PROPERTY #1 INFO: A 70+ acre crop or produce farm. Acreage is approx. 38-acres tillable & 32-acres wooded; has approx. 1,400' of road frontage; buildings are placed 600' back from the road. A 2-story farmhouse style house has 3-bedrooms; 1- main level full bathroom; eat-in updated kitchen; large living room; recreation room or office; laundry & mud room; enclosed porch; 1-car garage; replacement windows; oil heat; septic; artesian well; pond & small country stream. Bank barn w/ 2-bays w/ attached tractor shed; 20'x 10' workshop building.

PROPERTY #2 INFO: A 19-acre open & wooded tract of land would be an ideal home site; view of the countryside; it was perk-tested and approved in 2005; gentle slope up from the road. This is a wonderful opportunity for a house or cabin site and would also work well to remain with property #1.

GENERAL INFO: These 2-properties are located side-by-side on a low-traffic country road. Private setting. Properties will be offered both individually and together. Abundant hunting opportunity for Whitetail deer & turkey

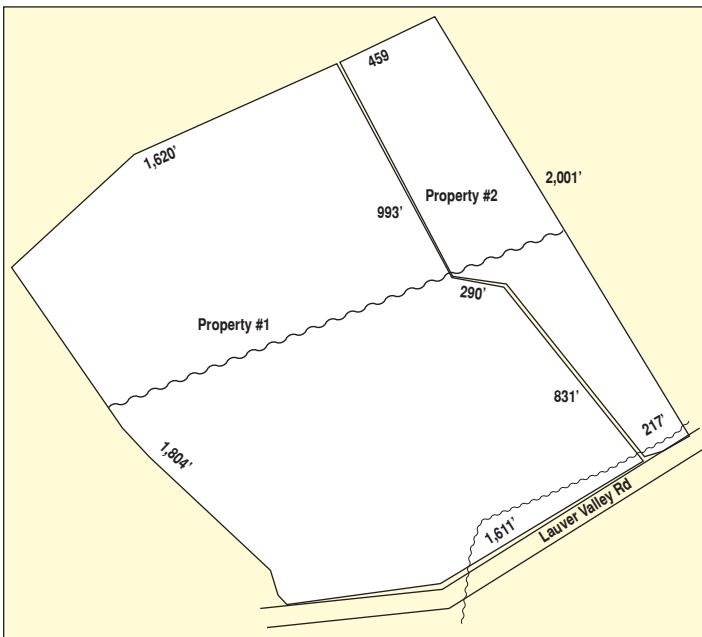
OPEN HOUSE DATES: Saturdays, May 18 & 25, from 1-3 PM. Call/Text Auctioneer 717-587-8906.

BRIEF TERMS: 10% of sold price down the day of auction, balance in 60-days. This auction is held under the terms provided by Attorney Nick Gard 717-656-6717.

Visit our website at www.martinandrutt.com or Facebook or Instagram



SCAN TO VIEW



AUCTION BY:
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Cameron Rutt



AY2189

AUCTION FOR:
ERMA H. GARMAN