

# PUBLIC REAL ESTATE AUCTION

3.96 Acres • 3 Bedroom Home/Cabin • Trout Pool & Stream  
Shed & Carport

Friday, May 19, 2017, @ 3:00 P. M.

84 Granville Run Rd., Lewistown, PA 17044- Mifflin County



**Directions:** From Rt 322 W take Lewistown exit. Go 2.8 miles & turn left onto Memorial Bridge Rd. Go approx. 2 miles & turn left onto Granville Run Rd. Property is on both sides of the road. Watch for signs.

**Property Description:** A very, unique property on 3.96 acres featuring a 3 bedroom 2 bath home/cabin built over a trout pool. Home features kitchen, living room, family room with fireplace, laundry room & more. It is located over a trout pool that enables you to raise your own trout if you desire. It is fed by a native brook trout stream & currently has brown trout. Property also has a detached carport, shed, & swimming pool surrounded by privacy fence. A fairly secluded setting that would make a great weekend get-away or permanent residence. Located close to Tuscarora State Forest & only minutes from Rt. 322 outside of Lewistown, between Harrisburg & State College. Come prepared to buy!

**Open House:** Sat. April 22, 1-4 p.m. & Sat. April 29, 1-4 p.m. Call 717-513-5386 for more information or a private showing.

**Terms:** \$10,000.00 deposit day of auction. 2% Transfer taxes split equally between buyer & seller. Real estate taxes to be prorated from settlement day. Settlement 45 days or before.

**Attention Realtors:** 1% Broker Participation offered to Realtors with a buyer, your buyers must be preregistered, 48 hours prior to auction.

For additional pictures go to [www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) or [www.auctionzip.com](http://www.auctionzip.com)

**BEILER - CAMPBELL**  
**AUCTION SERVICES**

[www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) 1-888-209-6160



**Auctioneer:** Jake Yoder AU#005851  
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**Seller:**  
Frederick Gers III  
**Ph:** 703-273-5156