

# Public Auction

Saturday, June 6, 2026 at 8:30 A.M.

57 Hoffman Rd, Klingerstown PA 17941

**REAL ESTATE – ANTIQUES – COLLECTIBLES – FURNITURE - TOYS**

**REAL ESTATE INFORMATION:** The sellable properties feature 4 parcels of land located in the Upper Manhantongo Township within the Tri-Valley School District. Parcels 1, 2, and 3 will be sold as 1 property with a \$35,000 down payment required the day of sale and the remaining balance due within 45 days.

**Parcel No. 1 (31-07-0027.001)** contains a 1 ½ story mountain stone framed home w/ carport. In addition the home features a foyer/ gun room, kitchen, living room, 2 bedrooms, full bathroom and hardwood floors, and a full loft bedroom with carpet. The home contains a cement basement w/ outside entrance & ½ bath. The utilities are 200 amp service, well water, septic system (1yr. old), Burnham Model U8H oil Burner (1 Tank) & back up coal furnace and 2 outside utility sheds.

**Parcel No. 2 (31-07-0027.002)** contains a 38' x 40' insulated 2 bay garage, cement floor, 200 amp service, 14' / 10' garage doors, with provisions for an elec. lift & air compressor heated by a Energylogic oil burner (250 oil tank).

**Parcel No. 3 (31-07-0025.000 and 31-07-0026.000)** approx. 16.93 acres has an open meadow with a running stream and surrounded by wooded areas containing an open field on top.

**Parcel No. 4 (31-07-0054)** contains 5 acres of mountain land in the Upper Mahantongo Township. Parcel 4 will be sold with a reserve of \$10,000. We will require \$2,500 down the day of sale with the remaining balance due in 45 days.

**FOR PRIVATE INSPECTION OF THE PROPERTY: CALL (570) 345-8742.**

**INSPECT NOW, ARRANGE YOUR FINANCING AND BE PREPARED TO BID & BUY AT THE AUCTION.**

**LEAD BASED PAINT AND PROPERTY INSPECTIONS MAY BE PERFORMED**

**PRIOR TO THE AUCTION AT THE POTENTIAL BUYER'S EXPENSE.**

**Terms: Cash or PA Check w/ Picture ID, No Buyer's Premium, No Absentee Bids**

**Food will be available by Zion Lutheran Church**

**Conditions By: Kerwin & Kerwin, LLP for the late Ronald & Mary Straub**



**David A. Sattizahn**

**Auctioneer AU-002377-L**

**161 Rock Road, Pine Grove, PA 17963**

**(570) 345-8742**

**Visit us at: [auctionzip.com](http://auctionzip.com) (#24555)**