

87 ACRES

PUBLIC AUCTION

CABIN POND PERSONAL PROPERTY

HUNTINGDON COUNTY



21697 View Drive | Three Springs, PA 17264

PROPERTY FEATURES

- 87 acres in 2 parcels (being sold as one)
- 2-bedroom, 1-bath cabin w/ a covered front porch
- Awesome views of fields and Black Log Mountain
- Private setting with well and septic in place
- Aughwick Creek borders the property
- Spring-fed pond enhances wildlife habitat
- 6 acres of open fields for food plots or recreation
- Trails throughout property for easy access
- Strong populations of deer and turkey with occasional bear and bobcat seen
- Multiple tree stands w/ consistent harvest success
- Deeded ROW provides level driveway to property
- Minutes from Rothrock State Forest and SGL 81
- Ideal getaway, build site, or recreation land

OPEN HOUSE

Tue. April 21, 4-6 P.M.
 & Sat. May 2, 1-3 P.M.
 For a private tour call:
 Gerald 717-582-6589
 Meryl 717-629-6036

AUCTION DATE

Saturday,
MAY 16,
2026
 @ 9:30 A.M.
 Real Estate
 @ 11:00 A.M.

TERMS

Down Payment: \$30,000 due on the day of the auction
Settlement: On or before July 15, 2026
Transfer Tax: 2% to be paid by the buyer.
Real Estate Taxes: Prorated from the day of settlement.
Estimated Annual Taxes: \$1,464
 Convenient down payment and bridge loan options.

PERSONAL PROPERTY: LAWN & GARDEN: IH 685 cab tractor w/ Case 2255 loader 3842 hrs, 72" brushcutter, 10' cultimulcher w/ transport, 2 row corn planter 3PT, John Deere D110 lawn tractor 395 hrs, Craftsman air compressor, 22T hyd log splitter, North Star sprayer, diesel fuel tank, Rugid fertilizer spreader, propane heaters, gas cans, , Shurflo pump, BBQ grill, chimney cap, wheelbarrow, 2 boats, fishing lines, life vest, shovel, Whirlpool washer & dryer, patio furniture
TOOLS: extension ladders, shopvac, floor jack, bottle jack, bench grinder, grease gun, wrenches, 3/4" socket set, drill bits, toolbox, lights, electrical cords, circular saw, jumper cables, battery charger, foldable sawhorses, handsaw, antique corn sheller, PVC pipe fittings, misc lumber, corrugated pipe, steel I-beams & more



BEILER-CAMPBELL
 AUCTION SERVICES

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All information is deemed accurate but not guaranteed.

AUCTIONEER

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SELLER

Michael L. Sabo,
Julia M. Sabo
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 Ody & Wilson, PC