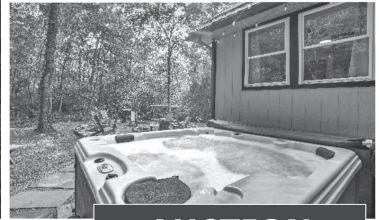


15.51 ACRES

PUBLIC AUCTION

5 BEDROOM CABIN | HOT TUB | FIRE PIT

HUNTINGDON COUNTY



21693 Maddensville Pike | Orbisonia, PA 17243

OPEN HOUSE

Sat. August 22, 1-3 P.M. &

Tue. August 25, 5-7 P.M.

For a private tour call:

Gerald 717-582-6589

Meryl 717-629-6036

AUCTION DATE

Saturday,
**SEPTEMBER 12,
2026**

@ 1:00 P.M.

PROPERTY FEATURES

- 15.5 Acres in Scenic Aughwick Valley
- 5-bedroom, 3-bath, 1,786 sq ft cabin
- Back deck, hot tub and fire pit
- Cabin sits privately among the trees
- Within 300 yards of State Game Lands 81
- Within 1 mile of Rothrock State Forest
- Aughwick Creek is nearby
- Less than 10 miles to the PA Turnpike
- Convenient to Orbisonia and Shade Gap and the historic East Broad Top Railroad

TERMS

Down Payment: \$20,000 due on the day of the auction

Settlement: On or before November 12, 2026

Transfer Tax: 2% to be paid by the buyer.

Real Estate Taxes: Prorated from the day of settlement.

Estimated Annual Taxes: \$1,448

AUCTIONEER REMARKS— *Known as the Tuscarora Mountain Retreat, this 15.5 acre property is tucked into the beautiful Aughwick Valley of southern Huntingdon County, and offers a peaceful country setting surrounded by rolling farmland and wooded mountain ridges — with outdoor recreation at its doorstep. With five bedrooms, there's room for the whole family — or a full house of paying guests. The location is a sportsman's dream. Make it your full-time home, your weekend getaway, or continue the income-producing short-term rental it's so well suited for. We all need a place to relax — and this one fits the bill.*



BEILER-CAMPBELL
AUCTION SERVICES

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All information is deemed accurate but not guaranteed.

AUCTIONEER

J. Meryl Stoltzfus

AU#005403

Ph 717-629-6036

Gerald Nolt AA#19862

Ph 717-582-6589



SELLER

Peaceful Getaway,
LLC

ATTORNEY

Glick, Goodley, Deibler
& Fanning, LLP