

JUNIATA COUNTY FARM/WOODLAND AUCTION

Saturday, June 8, 2024 @9:00 Real Estate @12:00
52+/- Acres • Home & Outbuildings • Creek Frontage
Woodland & Tillable • Tractors & ATV's • Tools
Guns & Sporting Goods • Grilling Supplies

233 Ox Bow Rd, Honey Grove, PA 17035



Directions: From Rt 322 take the exit towards Port Royal then turn right onto 75 S. Stay on 75 S for 11.8 mi then right on Pleasant View Rd then right on McKinley Rd. In 1.1 mi turn right on Ox Bow. Property will be on the left Watch for signs!

Property Description: Beautiful 52+/- acre farm featuring an older 2-bedroom 1 bathroom home with full basement. Newer 28x30 attached 2 car garage and a partially finished out apartment above the garage. Has concrete floor and electric. Newer 13x13 pavilion/porch with an almost new hot tub! Nice views of the Shade Mountain. A 32x46 equipment shed with a shop on one end. Shop has concrete floor and electric. This property is a very nice combination of woodland & tillable land with over 2,000 feet of creek frontage along the Tuscarora Creek! Also has a smaller pond & plenty of road frontage along Oxbow Rd. Ideal property for recreational use or permanent residence! Only 2 hours from Lancaster! 1 hour from Harrisburg & State College! 15 minutes from Port Royal!

Open House Dates: Saturday May 11 from 10-12, Tuesday May 14 from 1-3

Terms: \$35,000 deposit day of auction. Buyer pays 2% transfer tax. Settlement by August 9, 2024, or before.

Annual Property Taxes: \$1,886.00 -not enrolled in Clean & Green

Guns: Winchester mod 70 SA243 w/ heavy SS barrel bipod; Remington mod 700 22/250 w/ bull barrel Zeiss 5-25 scope; Weatherby Vanguard 308 w/ Vortex scope 6-24; Wetherby Mark V 257 WBY mag w/ fluted barrel; Weatherby Mark V 257 WBY mag w/ fluted barrel & Vortex 5-25 scope; Henry .45 cal Colt Golden; Henry 357 mag/38 SPL Golden; Henry .22 cal Golden; Dan Wesson 22LR; Smith & Wesson 9mm Luger; Smith & Wesson 357 mag revolver; Smith & Wesson 357 mag revolver; Henry Golden 22 cal; Rossi R92 357 mag; Winchester mod 101 Field 12 ga over & under; Remington Fieldmaster mod 572 22 cal pump; Henry Golden 41 rem mag; Henry Silver 45 Colt; Henry Golden 357 mag/38 SPL; Remington 1100 12 ga 2&3/4 chamber; Ruger mod 10/22 22 LR; Weatherby Vanguard 257 WBY mag w/ Nikon 6-24 scope; Ruger mod 10/22 22LR SS barrel; Mossberg mod 500A 12 ga 24 in Accu choke; Weatherby Vanguard 270 cal; Benelli Crio Barrel 12 ga semi; Ruger Blackhawk 357 mag revolver; Stoeger 1875 Outlaw 45 Colt revolver; Kimber K6s Target 357 mag revolver; Colt's PTFA Python 357 mag revolver; Smith & Wesson 45 auto M&P 45 shield; Browning 22 LR Tactical Solutions; Kimber 9mm; Ruger 6P100 357 mag Match Champion; Smith & Wesson 41 mag revolver; **A lot of the guns come with boxes or hard gun cases.**

Sporting Goods: Nikon 16x50 binoculars; Leupold 4-24x52 scope new; Barska 15-40x50 spotting scope; Barska 25-125x88 spotting scope; Nikon Rifle Hunter 1000 range finder; complete reloading outfit-sold by piece; powder, bullets, Hornaday etc; ammo, lots & lots new quality; Cannon 42-gun safe; Cannon 64-gun safe; Winchester 12-gun safe; knife sets by Old Timer, Buck Uncle Henry, & others; hunting knives by Remington, Winchester, Buck, Case, Bear & Son, Gerber & others; several thousand rounds of rifle & shotgun ammo; gun vises; Treepod hunting rest; Coldwell shooting stand; lots of fishing lures; fishing poles; Rapala fishing lures; rotating steel shooting targets w/ stand; 6 boxes Skeet targets & Skeet throwers; Castaway kayak; Pelican kayak; quality Cabela's hunting clothes; & more!

Auctioneers Note: This is a very nice property with hard-to-find creek frontage! Also, an outstanding selection of guns & sporting goods. All purchasers for handguns only will need to have background checks conducted day of auction. All purchasers for handguns & rifles are required to be PA residents. Do not miss this one!

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AUCTION SERVICES



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Auctioneer: Jake Yoder AU #005851

Ph. (717)-513-5386

Seller: Stephen J Ressler Estate

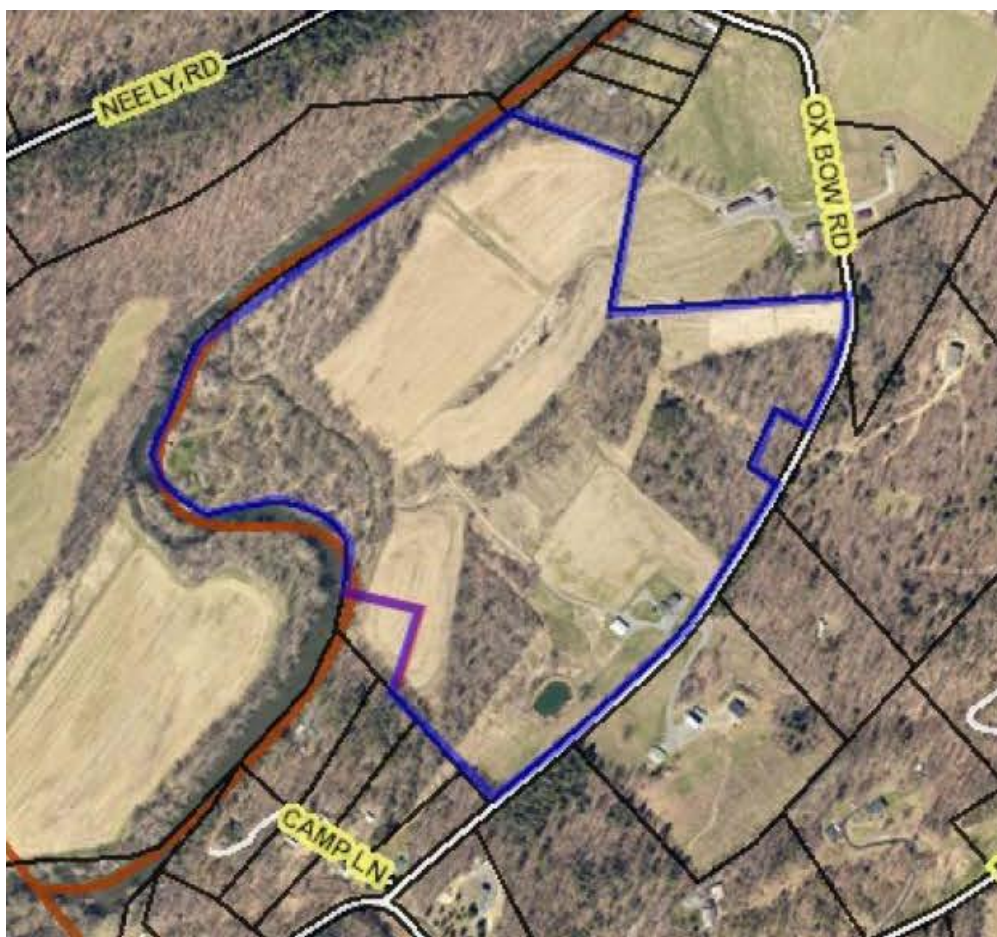


Tractors, Attachments, & ATVs: Kubota L3901 (about 360 hrs) attachments include: loader, bucket, forks, 3 pt hitch; scraper blade; 3 pt hitch Land Pride mower, & 3 pt hitch stump remover; Kubota BX2380 w/ attached mower deck (about 280 hrs); Honda Rancher ATV; Honda Pioneer 700 side by side

Vehicles: 2008 Chevrolet truck 1500 extended cab (84,843 miles); 2017 Hyundai Elantra (30,541 miles)

Shop Items: wheel barrow; Champion portable generator; portable air compressor; large Craftsman air compressor; furniture dolly; wooden ladder; aluminum ladders; gas cans; Craftsman toolbox; Craftsman table saw; Chicago Electric chop saw w/ stand; propane heater; 29 piece router bit set; socket sets; variety of wrenches & screw drivers; new bolts & washers; large C-clamps; shop jack; PVC pipe fittings; misc oil; drill sets; jig saw in box; air impact sockets; many more hand tools; pot belly wood stoves; Porta-John;

Outdoor/Indoor Cooking Supplies: propane deep fryer; Cabela's commercial grade electric grinder-New; Masterbuilt electric smoker-New; used Masterbuilt electric smoker; Cabela's propane grill/griddle-New; 28" gas fire pit-New; electric ice cream maker; Cabela's vacuum sealer; small chest freezer; cast iron skillets; propane torch; Lifetime picnic table; poly rockers; metal porch glider



Aerial is deemed to be accurate but not guaranteed. This is not a survey.

For more information, pictures and forms go to: www.beiler-campbellauctions.com or www.auctionzip.com or www.GoToAuction.com

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