

**NEW
DATE**

SHERIFF'S FORECLOSURE AUCTION

www.maascompanies.com

WEDNESDAY, JANUARY 17 AT 10:15 AM

163.13± ACRES OF DEVELOPMENT LAND

Derry Heights Development • Selling as One Parcel

\$3.5 Million Dollars of Site Improvements to Date

Site Adjacent to PHN's New \$14 Million Dollar Health Center



PROPOSED SITE OF NEW HIGHWAY RAMP INTO DEVELOPMENT



BURNHAM, PENNSYLVANIA 17009 USA

\$620,000*
Infrastructure
Escrow Fund +
ARLE & ARC
Grants!

MAAS
companies inc

AUCTION DIVISION

507.285.1444
Rochester, Minnesota

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SHERIFF'S FORECLOSURE AUCTION

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WEDNESDAY, JANUARY 17 – 10:15 AM

163.13± ACRES OF DEVELOPMENT LAND SELLING AS ONE PARCEL!

**Burnham/Yeagertown Interchange, US-322 West
Burnham, Pennsylvania 17009**

**Sheriff's Sale to be held at
Mifflin County Courthouse:
20 N Wayne Street
Lewistown, PA 17044**

14.45± Acres – Riden/Rowe Outparcels

Parcel ID: 16-1-113A & 113B

Assessed Market Value \$466,766 • 2016 Taxes \$13,086.92

Zoned C-1 • Planned Development Uses: 1.15± Acre

Financial Facility Site • 1.40± Acre Restaurant Site

5.41± Acre Hotel/Restaurant Site • Water Park/Movie Theater

3.68± Acres – McCardle Property

Parcel ID: 16-1-113C

Assessed Market Value \$290,101 • 2016 Taxes: \$8,133.66

Zoned C-1: General Commercial District including Agriculture,

Automobile, Retail, Bank, Service Establishments,

Restaurants • Lewistown Water • Derry Township Sewer

145± Acres – Rothermel - Northern, Middle & Southern Tracts: Parcel ID: 16-4-105

**Assessed Market Value \$816,669 • 2016 Taxes \$22,897.16 • Northern Tract is 67.9± Acres less 6.07± Acres from Lot 5 Sale
(Medical Complex Currently Under Construction) • Middle Tract is 30.3± Acres • Southern Tract is 46.3± Acres • Mixed Use Zoning Including:
HDR/High Density Residential • R/Rural • GC/General Commercial • L1/Light Residential**

LOCATION: Located in the central part of the state, the Juniata River Valley is tucked into Pennsylvania's Appalachian Mountains with thousands of acres of forest land with rivers spanned by historic covered bridges. The Borough of Burnham has easy access to Routes 322 and 522 which connects the area to the surrounding communities. Pittsburgh, Philadelphia and Washington, D.C. are only 3 hours away with the Big Apple an easy 3.5 hours away.

INSPECTIONS: Bidders are encouraged to view the property at their convenience, or staff will be on-site during the following times:
Tuesday, January 16 10AM – 2PM

**TAKE VIRTUAL TOUR AT MAASCOMPANIES.COM
SEE BIDDER KIT FOR COMPLETE TERMS AND DETAILS!**

WEDNESDAY, JANUARY 17 - 10:15 AM

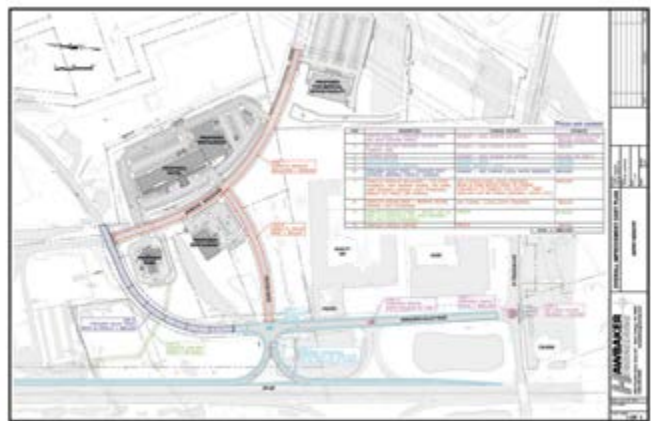
Sheriff's Sale to be held at Mifflin County Courthouse

**NEW
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PAVED PARKING AREA AND CEMENT FOUNDATION WORK STARTED FOR HOTEL/RESTAURANT PAD SITE



\$14 MILLION DOLLAR 3-STORY, 45,000 SQ. FT. MEDICAL FACILITY OWNED BY PRIMARY HEALTH NETWORK (PHN) THE 6.07 ACRE TRACT WAS RECENTLY SOLD TO PHN FOR \$750,000 AND IS NOT PART OF THE SHERIFF'S SALE IT WAS PART OF THE ROTHERMEL TRACT (LOT 5), ANTICIPATED EMPLOYMENT BY PHN IS PROJECTED AT 200



***INFRASTRUCTURE ESCROW ACCOUNT:** As of September 20, 2017 this account has a balance of \$621,244.63 in lieu of a surety bond providing financial security to the Township. These funds are available in addition to the \$391,000 ARLE Grant and proposed \$586,000 ARC Grant to assist in infrastructure requirements. It is anticipated that this fund will be assigned to the Township during this transaction, and that the new buyer will work directly with Derry Township in the future regarding the remaining work.

MANNER OF SALE: PROPERTY WILL BE SELLING AS ONE PARCEL!

SALE TERMS: The auction is being conducted by Mifflin County Sheriff under Docket #157-2015. The Sheriff's Office sells the properties "as is" and is not responsible for a clear title. You may want to search the records in the Prothonotary's Office and Recorder of Deeds' Office or obtain professional assistance in searching titles thorough an attorney or title searcher to determine lien status. **The property is selling SUBJECT to a first mortgage payable to Somerset Trust; the payoff as of October 25, 2017 is \$548,757.68 with a per diem of \$146.87.** The successful bidder will be accountable to pay both the Sheriff and Somerset Trust.

PAYMENT TERMS: As the successful bidder, you will be required to immediately deposit 10% of the bid with the Sheriff. Payment must be in the form of cash, certified check, or personal check payable to the Sheriff of Mifflin County previously cleared with the Sheriff prior to sale. Realty transfer taxes and delinquent real estate taxes are paid from the bid price. Current year's real estate taxes not yet turned in to the Tax Claim Bureau are the responsibility of the purchaser. The balance of the bid is due within 30 days, or the deposit paid is subject to forfeiture. **The property is selling SUBJECT to a first mortgage payable to Somerset Trust; the payoff as of October 25, 2017 is \$548,757.68 with a per diem of \$146.87.** The successful bidder will be accountable to pay both the Sheriff and Somerset Trust.



AUCTION DIVISION
507.285.1444
Rochester, Minnesota



P.O. Box 7127, Rochester, MN 55903-7127 USA

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Diane Maas, President, Maas Companies Inc.

www.maascompanies.com



163.13± ACRES OF DEVELOPMENT LAND DERRY HEIGHTS DEVELOPMENT SELLING AS ONE PARCEL

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Lewistown, PA 17044 USA

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VIEW FROM THE 145 ACRE FORMER ROTHERMEL PROPERTY LOOKING S.E. (NORTHERN TRACT)



VIEW FROM FREEDOM AVE AND FERGUSON VALLEY ROAD (ROTHERMEL-LEFT MIDDLE TRACT)



VIEW FROM FREEDOM AVE AND VERMONT AVE (ROTHERMEL-LEFT MIDDLE/SOUTHERN TRACT)



CALL FOR COMPLETE AUCTION DETAILS!! • 507-285-1444