

# **GREENE HILLS**

## **METHODIST CAMP**

5125 MANOR DRIVE and 6270 BARREE ROAD, BARREE



- 240± Acres • 35+ Acres Tillable • 8,230' Frontage on Little Juniata River • Currently Operating • Manor House
- Home • Campground and RV Park • 2 Barns • Summer Camp with 13 Cabins • Indoor and Outdoor Concert Venues • Surrounded by Rothrock State Forest (96,956 Acres)
- New Survey • Castle Site Up Top • McLain Run
- Mid State Trail Head • Pool • Turn Key Operation
- Oil, Gas and Mineral Rights Included • Athletic Field
- Property Serviced by 2008 Sewer System
- Maintenance and Managers in Place
- Mature, Marketable Timber
- 2% Realtor Participation Invited

*Auction to be held on site*

**Thur., Aug. 29, 2024 at 6 PM**

**Terms:** To be sold at \$2,500,000 or more and with trustee's confirmation if less. Cashier's or certified check written to **Roan Real Estate** or cash in the amount of \$300,000 required at time of auction as down payment. **10% Buyer's Premium Charged** to be paid by purchaser as part of purchase price. Settlement to occur after Jan. 1, 2025 and on or before Jan. 15, 2025. Structures built prior to 1978. Buyer has option to inspect for lead paint hazards prior to auction.

**Directions:** From the intersection of Barree Road and Main Street in Alexandria take Barree Road 2.1 miles. See signs and properties on the left and right

BETTER...FASTER...MORE



SPECIALIZING IN LAND AND FARMS

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**For an appointment to see this prime property & more information, contact Michael T. Roan at**  
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**REAL ESTATE AUCTION**