

UNION TOWNSHIP HUNTINGDON COUNTY, PA

FORMER **MAPLETON** ELEMENTARY SCHOOL



13606 SMITH VALLEY ROAD, MAPLETON

- 22,777 Sq. Ft. Area • Single Story Brick
- 7.5+ Level Acres • Roof Warranty • Public Sewer
- 3 Phase Electric • No Zoning • Excellent Condition • Close to SGL #71 (5,204 Acres) and to the Juniata River and Raystown Lake
- 2% Realtor Participation Invited

**Auction to be held on site
Thur., June 25, 2026 at 6 PM**

Terms: To be sold at \$50,000 or more and with owner's confirmation if less. Cashier's or certified check written to **Roan Real Estate** or cash in the amount of \$20,000 required at time of auction as down payment. **Please, no personal or business checks. 10% Buyer's Premium Charged** to be paid by purchaser as part of purchase price. Settlement made 45 days from sale date upon delivery of clear deed.

Directions: From the intersection of West Main and Smith Valley Road in Mapleton take Smith Valley Road six tenths mile. See sign and property on right.

BETTER...FASTER...MORE



SPECIALIZING IN LAND AND FARMS

Michael T. Roan Real Estate

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Williamsport, PA 17701

• Auctions • AU 002291L

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For an appointment to see this prime property & more information, contact Michael T. Roan at
• 570-419-0380 • MichaelTRoanrealestate@gmail.com

REAL ESTATE AUCTION