THE SKOOK PORTFOLIO LLC

BUY. IMPROVE. HOLD. BUILD WEALTH.

Own a Complete Investment LLC

Three Homes · One LLC · $40,800 a Year in Rental Income



966 S Center St

✓ $1,300 per month
✓ 3 bedrooms, 1 bath
✓ Remodeled this year
✓ New 30,000 BTU heater
✓ New water heater
✓ Vinyl windows installed
✓ Off-street parking



243 Pierce St

✓ $1,100 per month
✓ 3 bedrooms, 2 baths
✓ Living room with bay window
✓ Open stairway, new flooring
✓ Garage with entry door
✓ Clean concrete basement
✓ Back yard



439 Morgan Ave

✓ $1,000 per month
✓ 3 bedrooms, 1 bath
✓ Kitchen with appliances
✓ Large living room
✓ Open stairway
✓ Spacious second floor
✓ Daylight basement

Auction Ends : November 25 @ 6 PM
Call Joel for a detailed auction brochure!

Pottsville, PA
Schuylkill County

Sellers: *The Skook Portfolio LLC*
Settlement on or before January 8, 2027
Initial Investment $35,000 due day of sale.
Starting Bid: $175,000 · Phone Bid Auction

INTEL PHONE BIDDING AUCTION

Call the Intel Team:
Daniel King AU006299
(717) 917-5844
Joel Yoder AU006463
(610) 750-2427
Henry Kauffman Jr. AA019894
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Samuel Stoltzfus AU006482
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intel AUCTIONS LLC
INVESTMENTS & RECREATIONAL DIVISION

Call Joel for a Detailed Auction Brochure

View more photos videos at
IntelAuctions.com

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Three Properties, One LLC

Financing Options
Need to arrange financing before bidding on this portfolio? Call the Intel Team to discuss your options. 717-917-5844

The Rent Roll:

🏠 966 S Center Street — $1,300 / month
3 bed, 1 bath · remodeled this year · on-site sewer, public water

🏠 243 Pierce Street — $1,100 / month
3 bed, 2 baths · attached garage · public sewer and water

🏠 439 Morgan Avenue — $1,000 / month
3 bed, 1 bath · corner lot · public sewer and water

💰 Gross Scheduled Rent — $3,400 / month · $40,800 / year
🏦 Annual Taxes — $1,254 + $1,146 + $1,383 = $3,783
🧾 Owner Pays — water $26/mo per house · sewer $42/mo
⚡ Tenants Pay — all other utilities

Very Low Taxes



BUY THE COMPANY, NOT JUST THE HOUSES

Investors — a rare chance to own a complete investment LLC in the heart of Schuylkill County. You buy The Skook Portfolio LLC itself rather than three separate deeds, and save on taxes. Inside are three single-family homes, remodeled and updated this year, all tenanted, with gross scheduled rent of $40,800 a year.





966 S Center Street · Remodeled This Year · $1,300 a Month





Inside 966 S Center Street · Kitchen with Appliances · New Tiled Bath · Three Bedrooms











243 Pierce Street · Lots of Living Space · $1,100 a Month



Inside 243 Pierce Street · Bay Window · Open Stairway · Three Bedrooms, Two Baths











439 Morgan Avenue · Corner Lot · $1,000 a Month







UPCOMING
REAL ESTATE & EVENTS

Follow us LIVE on sale days. call 717-690-8081
View our current auction listings at *intelauctions.com*

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FARM & HOME

SEPTEMBER 17 (6PM) - SUSQUEHANNA TRAIL, WATSONTOWN, PA – JOHN & SARA YODER
24 acre country homestead, house w/ attached garage restored bank barn, tillable acreage.

SEPTEMBER 22 (6PM) - 1505 W KINGS HWY, GAP, PA – ELAM S. & ANNA MAE RIEHL
The Buttonwood Farm. Approx 40 acres with modern buildings. Prime location!

SEPTEMBER 24 (6PM) - 241 FETTERVILLE RD, EAST EARL, PA – MICHAEL & MARLENE ZIMMERMAN
Gorgeous Country Home with Incredible Views! House, Garage, Horse Barn, Pasture, and Garden.

SEPTEMBER 29 (6PM) - 150 BUMBLE BEE LN, BEECH CREEK, PA – DANIEL & MARY KING
28 acre Farmette, Elegant Home, New 8 stall horse barn-arena, Garage, Incredible views!

OCTOBER 1 (6PM) - 338 CHURCHTOWN RD, NARVON, PA – DANIEL STOLTZFUS
2.39 Acre Home with Unbelievable Views! 4-Bedroom, 3-Bath House with 2-Car Attached Garage, Horse Barn, Garden, and Large Backyard

OCTOBER 3 (10AM) - 964 CREEK RD, DORNSIFE, PA – DANIEL & KATIE ANN GLICK
61 acre farm 5 bed 2 bath home, horse barn, 2 hog barns, joins State Game Lands

OCTOBER 3 (10AM) - 858 CREEK RD, DORNSIFE, PA – SAM & LENA GLICK
82 acre farm 60x180 Gestation Barn, 44x212 Farrowing barn, great farmland, Joins State Game Lands

OCTOBER 6 (6PM) - 542 HONEYMOON TRAIL, LYKENS, PA – EJ & LINDA SUE BLANK
Secluded 30 acre creek front home, house, shop, barn, prime hunting

OCTOBER 9 (6PM) - 951 PILGRIMS PATHWAY, PEACH BOTTOM, PA – DAVID & ANNA KING
Great Starter or investment home! 1.4 acres with 2 story 4 bedroom house, nice front porch, horsebarn, rec-room, pasture.

OCTOBER 12 (6PM) - MIDDLE CREEK ROAD & W MEADOW VALLEY RD INT. LITITZ, PA – JOHN KING
Prime acreage , ready to build! 3 acres , perked and approved. Ideal building site in Lititz! **SELLS VIA INTEL AUCTIONS PHONE BIDDING!**

OCTOBER 14 (6PM) - 275 RAKERS LN, DORNSIFE, PA – MERVIN & RUTH ANNA GLICK
66 ACRE FARM! 4 bed, 2 bath home, 190 sow farrowing operation. Prime Northumberland County farm at the foot of the mountain.

OCTOBER 19 (6PM - 409 WEAVER RD, STRASBURG, PA – ABE LANTZ
A Brilliant 20 Acre Homestead!! 5 Bedroom, 2 Bath Home in Excellent Condition
Immaculate 5 Stall Horsebarn, Pastures, Fields, Food Plots, Extra Detailed Landscaping - Your Dream Come True!

OCTOBER 21 (6PM) - 5757 DIVISION HWY, NARVON, PA – JESSE & KATHRYN ESH
Beautiful Country Home! 3 bed, 2 bath home with nice backyard, pool, horsebarn, Great starter or retirement home!

OCTOBER 23 (6PM) - 5124 STRASBURG RD, KINZERS, PA – ELAM STOLTZFUS
1.8 Acres in a Desirable Location. 3-Bedroom House, Beautiful Country Homestead!

OCTOBER 26 (6PM) - 3619 ROSE AVE, GORDONVILLE, PA – THE STOLTZFUS FAMILY
Quiet Neighborhood! 5 Bedroom , 3 Bath Homestead Located In The Heart Of Intercourse

OCTOBER 30 (6PM) - 126 W NEWPORT ROAD, LITITZ, PA – LEVI & RACHEL STOLTZFUS
Lititz Home and shop building. 1.75 acres with 3 bed, 2 bath home, new horsebarn and large shop with 16' walls. Home business potential.

NOVEMBER 2 (4PM) - 325 CAMBRIDGE RD, NARVON, PA – LUTHER & DONNA SMITH
Country Homestead! 4-Bedroom, 2-Bath House, Horse Barn, Pasture, Formerly the Historic White Hall School

NOVEMBER 6 (4PM) - 230 LAUREL RD, ELVERSON, PA – LESTER & MARY ELLEN STOLTZFUS
Dream Farmette! 14-Acre Homestead with 4-Bedroom House, Plenty of Outbuildings, Tillable Acres, Woods with the Best of Hunting, Farm Borders State Game Lands, Incredible Opportunity.

★ **NOVEMBER 9 (4PM) - 1166 W PENN GRANT RD, LANCASTER, PA - CHRIST & RACHEL STOLTZFUS**
1.6 acres with a secluded homestead setting and a retail store along a busy route.

★ **NOVEMBER 11 (4PM) - 835 CONESTOGA AVE, MANHEIM, PA - FERN BUILDERS LLC**
Beautiful ranch home completely remodeled with modern details. Move in ready. Great neighborhood and prime area!

★ **NOVEMBER 12 (4PM) - 1670 CLOVER LANE, MOUNT JOY, PA - JOHN GINGRICH ESTATE**
Over 30 acres of prime farmland, all tillable. Ideal lay of land, borders woods and creek, Many possible building sites. Developers, look in!

NOVEMBER 14 (12 NOON) - 393 BOYER RD, DORNSIFE, PA – BEN STOLTZFUS
52 Acres , Selling in 4 Parcels , Mixture of Farm Land And Woods With Prime Building Sites

★ **NOVEMBER 16 (4PM) - 112 NORTON DR, GAP, PA - ROBERT STANLEY**
3.45 acres with secluded home and full in-law suite located. Lots of woods provides plenty of privacy.

★ **NOVEMBER 20 (4PM) - 622 NARVON RD, GAP, PA - MELVIN HOUCK**
A dream come true. 2 parcels totalling 35 acres in the primest of areas. House, garage, shop and 34 acres of woodland!

NOVEMBER 21 (9AM) - 130 DAVIS RD, COATESVILLE, PA – DAVID & MIM FISHER
5 Acres Of Bliss! 4 Bedroom , 3 Bath Modern Home With Attached Garage Lots Of Outdoor Space , Garden , Woods , " Quiet , Secluded And Inviting"

★ **NOVEMBER 21 (1PM) - 901 SMYRNA RD, KINZERS, PA - ELAM STOLTZFUS**
This is a really nice property... modern country 2.43-acre homestead. Large house, horse barn, pasture and so much more.

★ **DECEMBER 2 (4PM) - 5268 DIEM ROAD, NEW HOLLAND, PA - MELVIN & MIRIAM STOLTZFUS**
Modern home on the Welsh Mountain! 1.84 acres with remodeled 5 bed house, horsebarn, private backyard deck, woods, foodplot, fruit trees.

★ *NEW LISTINGS*



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FARM & HOME DIVISION

INVESTMENTS & RECREATIONAL

SEPTEMBER 23 (6 PM) - 796 PEQUEA AVE, GAP, PA – JACOB ERVIN KING
Prime 4-Unit Investment! Two Houses on One Property, Well Maintained with Recent Upgrades Throughout, Off-Street Parking, Backyard, and Tenant Occupied.

SEPTEMBER 30 (6 PM) - 880 PHEONIX LN, MILL HALL, PA – JAYB LLC.
120 acres prime Hunting, hunting Blinds, long range shooting, ATV trails. **SELLS VIA INTEL AUCTIONS PHONE BIDDING!**

OCTOBER 7 (6 PM) - 52 COTTAGE LN, MILL HALL, PA – JOHN & BECKY ESH
2 bed 2 bath home on the Bald Eagle creek, Prime STR opportunity **SELLS VIA INTEL AUCTIONS PHONE BIDDING!**

OCTOBER 16 (6 PM) - 3471 HORSESHOE PIKE, HONEY BROOK, PA – EMANUEL AND SUSAN STOLTZFUS
Local investment in Honeybrook! Country home in great condition, tenant occupied. 3 bed, 2 bath home, basement, nice backyard
SELLS VIA INTEL AUCTIONS PHONE BIDDING!

OCTOBER 17 (10 AM) - LICKING LINE + WILSON RD, SLIGO, PA – JAMES & FANNIE SCHWARTZ
264 Acres, Selling in 3 Parcels, Unbelievable Opportunity, Incredible Views, Lots of Wildlife

OCTOBER 17 (10 AM) - 11108 STATE RT 58, SLIGO, PA – ERVIN & JOANNA BYLER
130 Acres, 20 Acres Tillable, Pasture, Woods, Trophy Whitetail, Pending Solar Contract

OCTOBER 17 (10 AM) - 363 MOUNT ZION RD, SLIGO, PA – BENJIMAN & ESTHER SCHWARTZ
65 Acres, 2 Blinds, Deer, Bear, Turkey, Joins Thousands of Acres of State Game Lands #330

OCTOBER 20 (6PM) - 14 N RONKS RD, RONKS, PA – B&D BUILDERS
Hard to find commercial property in a prime area! Large commercial shop with 5 overhead doors, offices, lunchrooms, kitchens, public water and sewer.
SELLS VIA INTEL AUCTIONS PHONE BIDDING!

OCTOBER 28 (5PM) - 126 & 128 E SPRUCE STREET, WILLIAMSTOWN, PA – TRU NORTH INVESTORS LLC.
2-unit apartment. New roof in 2026. Fully occupied! **SELLS VIA INTEL AUCTIONS PHONE BIDDING!**

NOVEMBER 4 (5PM) - 2415 LILA LANE , WILLIAMSPORT ,PA – CENTRAL PA PROPERTIES
Nice 2-unit apartment. Fully occupied and in good condition. **SELLS VIA INTEL AUCTIONS PHONE BIDDING!**

NOVEMBER 4 (6PM) - 2425 LILA LANE , WILLIAMSPORT, PA – CENTRAL PA PROPERTIES
Nice 2-unit apartment. Fully occupied and in good condition. **SELLS VIA INTEL AUCTIONS PHONE BIDDING!**

★ **NOVEMBER 7 (10AM) - 183 OAK BOTTOM RD, QUARRYVILLE PA - DAVID & KRYSTAL STOLTZFUS**
Business owners and investors - look in! Brand new commercial shop and ranch home in good condition. So many possibilities!

★ **NOVEMBER 13 (5PM) - 18554 DUPONT BLVD. GEORGETOWN DE - JOHN AND LINDA SMUCKER**
Commercial lot retailing sheds, swings, and more! Expand your business and get products in front of 26,000 people a day.
15.64 acres, 2 parcels. Prime hunting, borders State Game Lands! **SELLS VIA INTEL AUCTIONS PHONE BIDDING!**

NOVEMBER 18 (4PM) - 453-455 NORTH 2ND ST, SUNBURY, PA – SARECK PROPERTIES LLC
2-UNIT DUPLEX INVESTMENT! Recent upgrades, tenant occupied. Opportunity! **SELLS VIA INTEL AUCTIONS PHONE BIDDING!**

NOVEMBER 18 (5PM) - 356-358 S FRONT ST, SUNBURY, PA – SARECK PROPERTIES LLC
2-UNIT INVESTMENT! Freshly remodeled, new roof, tenant occupied. Turnkey. **SELLS VIA INTEL AUCTIONS PHONE BIDDING!**

NOVEMBER 18 (6PM) - 418-420 S FRONT ST, SUNBURY, PA – SARECK PROPERTIES LLC
2-UNIT APARTMENT INVESTMENT! Recent upgrades, tenant occupied. Nice Area! **SELLS VIA INTEL AUCTIONS PHONE BIDDING!**

NOVEMBER 25 (6PM) - 3 PROPERTIES IN POTTSVILLE – THE SKOOK PORTFOLIO LLC.
Invest in a complete business LLC with 3 properties that are updated and tenant occupied. Great opportunity to invest and cash flow!
SELLS VIA INTEL AUCTIONS PHONE BIDDING!

★ **DECEMBER 29 (6PM) - 441 W ORANGE STREET, LANCASTER, PA - RENTAL HOLDINGS LLC**
7 unit investment, fully occupied and generating strong ROI! **SELLS VIA INTEL AUCTIONS PHONE BIDDING!**

★ *NEW LISTINGS*

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AUCTIONS & EVENTS

SEPTEMBER 26 (8AM) - SOLANCO FAIRGROUNDS, QUARRYVILLE, PA - EAST TOOL EXPO
Selling 740+ lots of selected books sonsignments loaded wtih rare, hard to find books!! visit our booth and join us for a fun, fast paced auction.

OCTOBER 30 (3PM) - 126 W NEWPORT ROAD, LITITZ, PA- SUPERIOR ROOFING LLC.
Complete Business liquidation! Roofers buggies, trucks, trailers, lots of name brand tools! A fun Friday evening sale!

DECEMBER 9 (DOORS OPEN @ 2PM) - INTEL INVESTORS SUMMIT AT THE SHADY MAPLE BANQUET HALL
Exciting afternoon & evening with seminars by Damon West and Stephen Yoder. Doorprizes.
Fun & food followed by selling 5 incredible investment properties. Absolutely a DO NOT MISS EVENT. Stay tuned!

CURRENTLY FINALIZING AD DETAILS FOR THE 5 EXTRAORDINARY SUMMIT PROPERTIES

DECEMBER 9, 2026 (2PM) @ SHADY MAPLE BANQUET CENTER

CALL FOR MORE INFO OR WATCH FOR COMPLETE DETAILS IN THE OCTOBER REAL ESTATE CONNECTION

WHY SINGLE-FAMILY BEATS MULTI-FAMILY

- Tenants handle their own lawn care and snow removal.
- Single-family homes generally see stronger appreciation.
- They attract long-term tenants — fewer vacancies and less tenant conflict.
- Three houses, three roofs, one simple entity to own them all.
- Single family homes are often more desirable and easier to sell.

INTEL PHONE BIDDING AUCTION

STARTING BID: $175,000

CALL AUCTIONEERS TO INQUIRE
ON CURRENT BID STATUS

BID FROM THE PRIVACY OF YOUR HOME

BID AS OFTEN AS DESIRED
BIDDING ENDS ON NOV 25 @ 6PM

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