

151 acres designed and approved by Don Higgins



The *Ultimate* **HUNTING RESORT**

November 25 @ 5PM - 1450 Bailey Creek Rd, Millerton, PA

SELLER: PA Timber Buyers LLC. **OPEN HOUSE:** November 7 (9am-12pm). Call (717) 799-4264 to schedule your ATV tours.
INITIAL INVESTMENT: \$40,000 (due day of sale). **STARTING BID:** \$325,000. **SETTLEMENT:** on or before January 15, 2027.

Intel Phone Bidding Auction

- Starting Bid: \$325,000
- Call auctioneers to inquire on current bid status.
- Bid from the privacy of your home.
- Bid as often as desired.
- Bidding ends on November 25 @ 5PM



Call the Intel Team:
Henry Kauffman Jr. AA019894
(717) 799-4264
Daniel King AU006299
(717) 917-5844
Joel Yoder AU006463
(610) 750-2427
Samuel Stoltzfus AU006482
(717) 371-3010



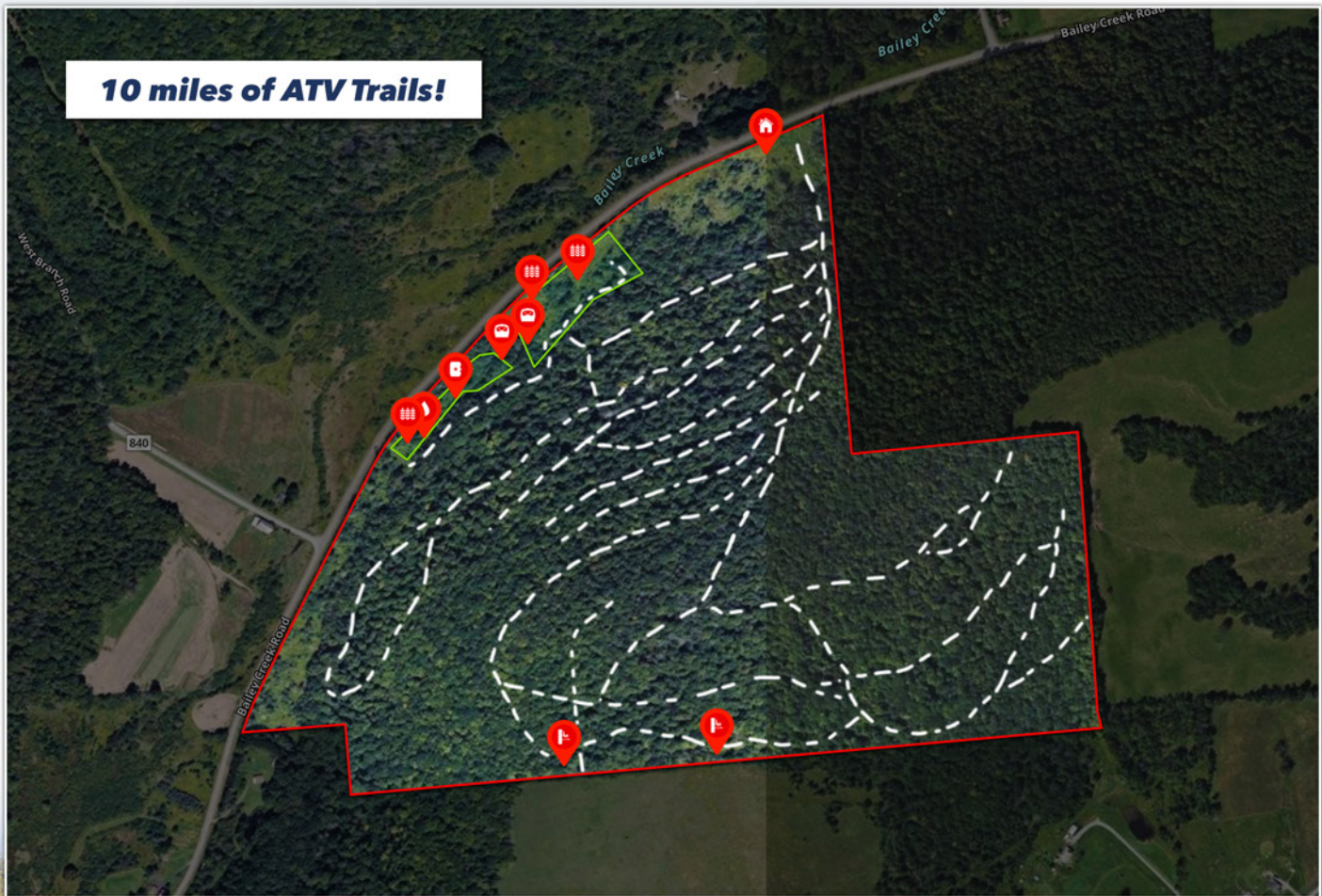
Call Henry for complete auction Brochure
(717) 799-4264

Follow us LIVE on sale days.
call 717-690-8081

View more photos
at intelauctions.com

PROPERTY DETAILS

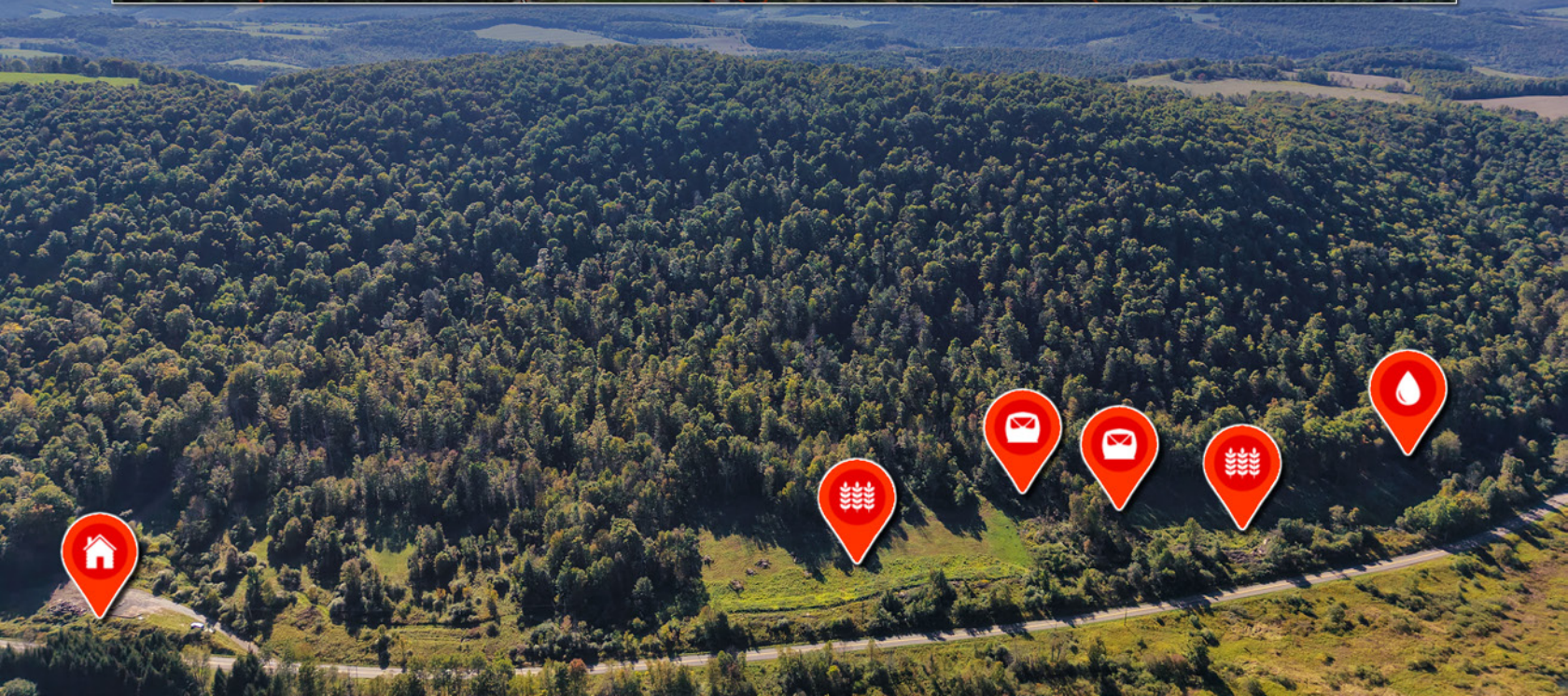
Hunters check in! Here is a 151.17 acre hunting property featuring a brand new 16x40 cabin and lots of quality wildlife habitat. The cabin has a kitchen, bathroom, loft, water, sewer, and electric. Thoughtfully designed wildlife habitat consists of food plots containing apple trees, sorghum, clover, turnips, and more. 2 brand new 360 hunting blinds and multiple tree stands has it ready for you to hunt immediately! Approximately 10 miles of ATV trails cover the property taking you to scenic overlooks throughout the property. This is the PA Wilds country in awesome Tioga County. This is not your average hunting property, it was thoughtfully designed and strategically setup by Don Higgins to attract, contain, and harvest those monsters you have been dreaming about.



- TOWNSHIP: Rutland.
- TAXES: \$4,517.00.
- SEWER: Tank east of cabin.
- CABIN: Built in 2026 - excellent condition.

Detailed Hunting Property
IT HAS IT ALL! READY TO HUNT!

PROPERTY LINES



GALLERY



GALLERY



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GALLERY



UPCOMING REAL ESTATE & EVENTS

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FARM & HOME

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 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 (1PM) - 393 BOYER RD, DORNSIFE, PA - BEN STOLTZFUS

54 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 prime 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 2.87-acre homestead. Large house, horse barn, pasture and so much more.

NOVEMBER 30 (4PM) - 6247 MAIN ST, HONEY BROOK, PA - SAM JR & ANNE KAUFFMAN

Honeybrook Deluxe. 1.21 acre homestead with house, barn, shop, and pasture. Great location!

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.

DECEMBER 4 (4PM) - 715 FALLOWFIELD RD, ATGLEN, PA - JOSEPH & ANNIE SMUCKER

A thrilling family homestead on 3 acres. Large detailed house with 4 bedrooms & 3 baths.

*Bank barn in superb condition with new rec-room, pastures, back yard. **Unbelievable Opportunity!***

DECEMBER 11 (4PM) - 641 W LINCOLN AVE, LITITZ, PA - J DANIEL & KATIE MAE KING

Prime Lititz Home, 2-bedroom 2 bath house with attached garage, large backyard surrounded by farmland. Convenient location!

DECEMBER 17 (6PM) - 198 COUNTRY CLUB RD, COATESVILLE, PA - ROBERT TURNKEY & LINDA TEMPLE

Country setting. 3 bed 2 bath home with attached garage. Large backyard bordering farm land.

SELLS VIA INTEL AUCTIONS PHONE BIDDING.

★ **DECEMBER 21 (4PM) - 672 GAULT RD, GAP, PA - JANET WELSH**

Country Setting! 1.04 acre homestead with house, shop, & garage. Large back yard!

★ **DECEMBER 28 (4PM) - 112 MEETINGHOUSE RD, GAP, PA - AMOS EARL & MANDIE STOLTZFUS**

*White Horse home! 4 bed, 2 bath modern homestead with 30 x 48 horsebarn with fully finished 2nd floor. **Dynamic opportunity!***

★ **MARCH 13 (10AM) - 351 MARTINS CORNER RD, COATESVILLE, PA - VIKTOR & JOAN SCHULZ ESTATE**

5.8 acre homestead. 3 bed, 2 bath house with attached 2 car garage. Spacious country setting.

★ NEW LISTINGS



INVESTMENTS & RECREATIONAL

OCTOBER 28 (6PM) - 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) - 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 4 (6PM) - 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 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 23 (6PM) - 53 LOGGING RD, LEOLA, PA - CHRIST & SADIE LAPP
Prime investment in an upscale neighborhood in need of upgrades! **SELLS VIA INTEL AUCTIONS PHONE BIDDING!**

NOVEMBER 25 (5PM) - 1450 BAILEY CREEK RD, MILLERTON, PA - TIMBER BUYERS LLC
151 acre hunting property with a 16x40 brand new cabin, food plots, etc. Designed by Don Higgins. **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 7 (6PM) - 314 ISABELLA RD, ELVERSON, PA - LEON & EMMA STOLTZFUS**
RARE FIND! Golden opportunity to own a 25 acre prime building site. Best of hunting. **SELLS VIA INTEL AUCTIONS PHONE BIDDING!**

DECEMBER 14 (6PM) - 5645 OLD PHILADELPHIA PIKE, GAP, PA - ELI & BARBARA KING
Local investment in a prime area! **SELLS VIA INTEL AUCTIONS PHONE BIDDING!**

★ **DECEMBER 16 (6PM) - 1877 CENTRE LINE RD, WARRIORS MARK, PA - NLS REALTY LLC**
3 unit apartment with recent improvements. Fully occupied! **SELLS VIA INTEL AUCTIONS PHONE BIDDING!**

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

★ **NEW LISTINGS**

THE 5 EXTRAORDINARY PROPERTIES AT THE INTEL INVESTORS SUMMIT

selling on December 9, 2026 live from the Shady Maple Banquet Hall.

ENTRY 1 - RIVERSIDE RETREAT, 6140 RIVER DRIVE, YORK, PA - HOMES OF PARADISE LLC
The Riverfront Serenity Lodge. 5 acres with riverside Air BnB house. Incredible Local Retreat!

ENTRY 2 - INCOME POWERHOUSE, 300 N READING RD, EPHRATA, PA - NEW LIFE HOLDINGS LLC
Amazing opportunity to own a laundromat, carwash, rental home, shop rental, and food court area all in one package! Generating almost \$15,000 of monthly income.

ENTRY 3 - SACRED OAKS VISTA, 2073 SEELY RUN RD, JERSEY SHORE, PA - TRAIL RIDGE HOLDINGS
45.71 acre property with wedding venue generating close to a 6 figure annual income. Incredible Hunting!

ENTRY 4 - 3-UNIT APARTMENT, 509, 509A, & 511 BURKE ST, JERSEY SHORE, PA - TWIN OAKS INVESTMENTS
Recently updated and professionally managed by one of the most aggressive property management companies in the area!

ENTRY 5 - THE SPLENDID JUNIATA 400, 2067 & 2174 STATE RT 35, EAST WATERFORD, PA - SUNNY RIDGE ACRES LLC
405 acres of prime recreational land in Juniata County! Food plots, hunting blinds, new garage. Also includes a 2 acre building site with existing sewer, water, and electric.



AUCTIONS & EVENTS

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!

NOVEMBER 14 (9AM) - 393 BOYER RD, DORNSIFE, PA - BEN STOLTZFUS
Antiques, farm equipment, tractors, combine, planters, butcher tools, Valley View Bottling Works bottles, lumber, household items, and a whole lot more! **A lifetime of farm items!**

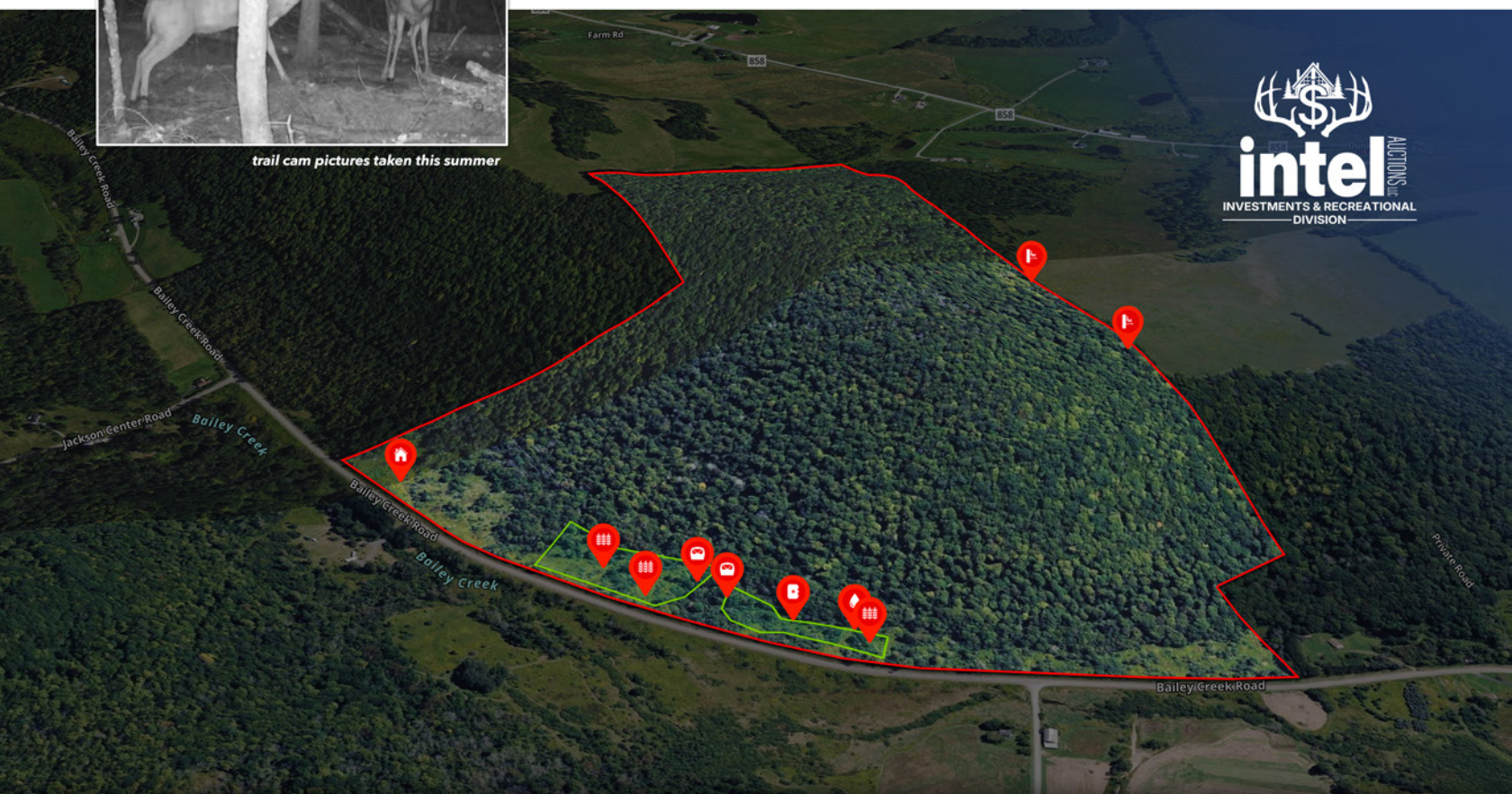
DECEMBER 9 (DOORS OPEN @ 2PM) - INTEL INVESTORS SUMMIT AT THE SHADY MAPLE BANQUET HALL
Exciting afternoon & evening with seminars by Damon West and Stephen Yoder. Doorprizes.
Fun & food followed by selling 5 incredible investment properties. Absolutely a DO NOT MISS EVENT.

TIOGA COUNTY HUNTING

Big Bucks | Brand New Cabin | Food Plots | Amazing Wildlife Habitat | 360 Hunting Blinds | 10 miles of ATV trails



trail cam pictures taken this summer



READY TO HUNT TROPHY WHITETAIL!