

# ABSOLUTE LAND AUCTION

**SATURDAY MARCH 16TH at 1 PM**

Located on Old Rt. 8 Polk, Victory Twp.,  
Venango Co., PA

From Franklin PA take Rt. 8 south 3.8 miles to Old Rt. 8, turn right onto Old Rt. 8, continue 4.4 miles to the property on your right.

25.069 +/- surveyed acres consisting of woods, open areas with brush/golden rod and 389.48' road frontage on old Rt. 8. The woods are mostly oak and maple with some mature trees. This

property has an abundance of game trails and sign and would be great for hunting, recreation

or a camp. This property is only minutes away from State Game Lands #39 and less than 15 min.

from downtown Franklin, PA. No Zoning & RE taxes only \$499.39 @ face 2023/24. Parcel ID:

30,003.-023..-000 **See [auctionzip.com](http://auctionzip.com) #1520 for ariel map & photos.**

**Terms:** 10% at time of sale, balance within 45 days. There shall be a 10% buyer's premium added to the final bid to determine the sale price.

**NICOLLS & AUCTIONS AU-5325L**

**Meadville & Cochran, PA**

**(814)333-1988 or (814)720-1988**

**[nicollsandauctions@gmail.com](mailto:nicollsandauctions@gmail.com)**