

FOR SALE:

Paradise Ranch

PUBLIC AUCTION

SATURDAY, MAY 31, 2003 @ 11:00 A.M.

AUCTION BY COL. K. R. MILLER, JR. #AU000613L
LOCATED AT 273 PARADISE LANE, JULIAN, PA 16844

FOR MORE INFORMATION OR PROPERTY TOUR, CONTACT
WES APLEYARD
RURAL AMERICA REALTY • 814-944-1873

Broker Incentive Program

CALL FOR DETAILS



Nittany Lion Fans
Perfect retreat
just 15 minutes from
Beaver Stadium

**COVERED BY
WORLDWIDE MEDIA:**

- ESPN
- Outdoor Channel
- TNN
- Wall Street Journal
- Washington Post
- USA Today
- Philadelphia Inquirer
- Sports Afield
- Sporting Classics
- Safari Magazine

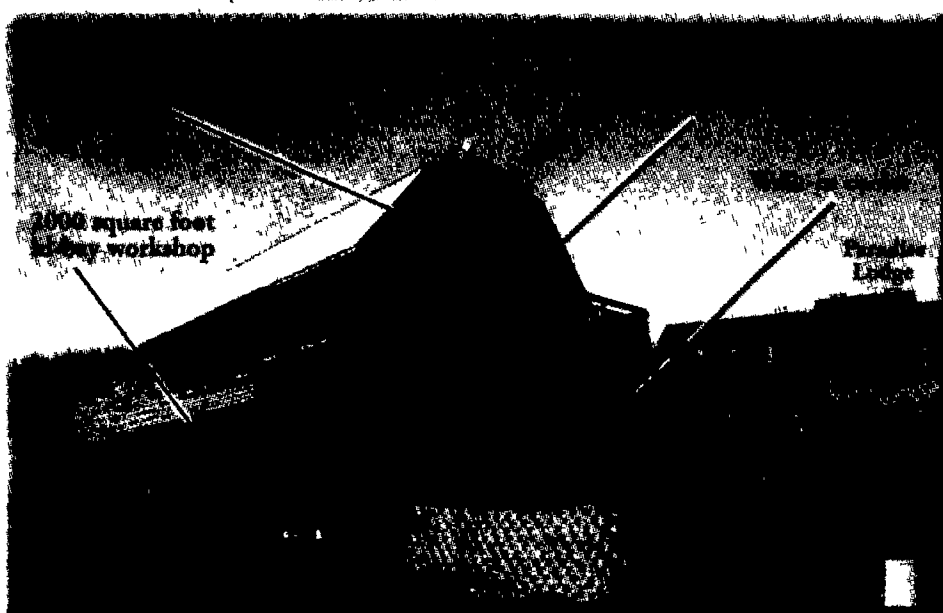
FEATURES:

- 770+ Acres
- 11,000 sq ft Paradise Lodge
- 8 spacious guestrooms & suites
- 9 full baths
- 3 half-baths
- 3 Fireplaces
- Commercial kitchen
- Large conference room
- Massive Great Room
- Library
- Liar's Club
- 3,000 sq ft of covered porches
- 6,000 sq ft chalet & workshop
- 900 sq ft caretakers' quarters
- High-bay workshop
- Large walk-in cooler
- Loading dock
- 10,000 sq ft metal superstructure
- Numerous fishing ponds
- Small stream
- Over 10 miles of hiking & biking trails
- Developer's dream property
- Surrounded by 5 1/2 miles of security fence

ONLINE TOUR:
WWW.TOPARADISE.COM



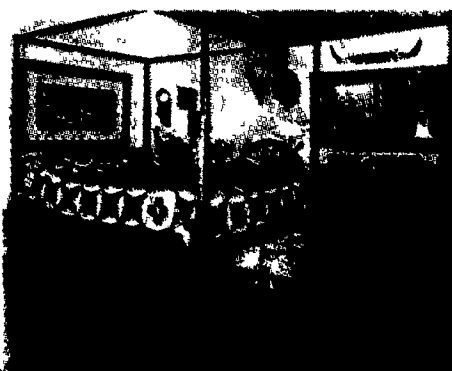
Great Room & Balcony



6,000 square foot Chalet & Workshop



Lighted Sporting Clays

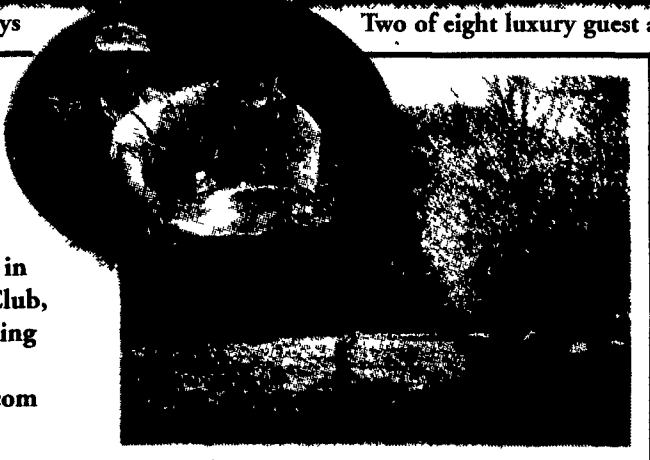


Two of eight luxury guest accommodations: Lone Star Room & Bald Eagle Suite



BONUS

Successful bidder will receive a one-year honorary membership in nearby Spring Ridge Club, one of the world's leading fly fishing clubs. Visit www.springridgeclub.com for more information



Evening Campfire

