



REAL ESTATE AUCTION

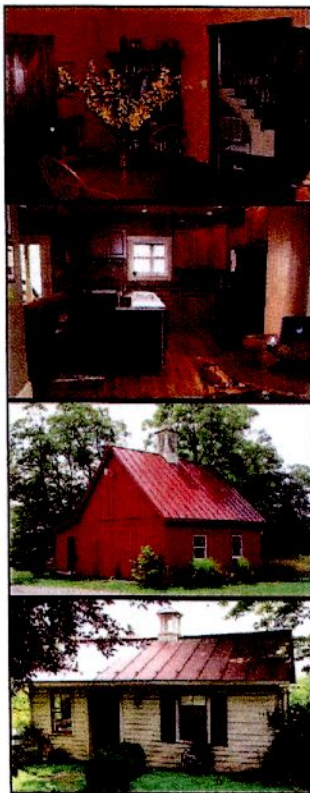
MAY 5, 2012

10 AM EQUIPMENT • 12:30 PM REAL ESTATE

Dauphin County – 75+/- ACRE FARM

Location: 958 State Route 25, Millersburg, PA 17061, Upper Paxton Township.
Directions: 81 North to Route 209 South to 25 East 2 Miles on Right. Millersburg, PA.

Zoning: AG



REAL ESTATE: Ideal secluded setting with approx. 60 acres of tillable land with 1877 farm house totally remodeled with large 2003 addition. Home is very appealing with custom kitchen and maintenance free exterior with over 3,000 sq. ft. of living space. Outbuildings include 65 x 40 pole building with large over head doors, 30 x 25 detached garage/wood shop, 22 x 16 detached office building. 3 tenth of a mile macadam lane, land lays very nice with opportunity to build your AG building.

TERMS: 10% down day of sale, balance in 45 days

Taxes: Approx. \$4,200.00

Clean Equipment: New Holland TC33D Compact Tractor 2001 Diesel with 7308 loader 33 horse power, 2 four-wheelers (500 Polaris Sportsman-2001), 3 point brush mower 951 B New Holland, 25 gallon Sprayer (4-wheeler ready), New Holland Hay Elevator, 4' x 8' utility trailer, 8 HP Teausel Gas Motor, 8 HP Troy Bilt Chipper, 25 gallon Gas Caddy, Aluminum ladders, Air Compressor.

Full Line of Woodworking Machinery: Large BAND Saw, Table Saw, Dewalt Miter Saw and table, Misc. Hand Tools and Power Tools, Delta 6" Bench Jointer, Grizzly Drill Press, Large Grizzly Table Saw. More Items to be added.

Sellers are relocating and plan to sell-Be prepared to bid.

For more info call **Auctioneer MATT R. MARTIN 717-629-6658**

Atty: Terry J. Kerwin 717-362-3215. Day of sale takes precedence over all written material.

Auctioneers Note: This is truly one of a kind property. No out of State Check w/out Bank Letter of Credit Designated for this sale. 1% Broker participation w/pre registration. For info about financing call 717-629-6658.



Auction Conducted By:
Beiler-Campbell Auction Services
 LIC. #AY002026
 717-786-6003 or 888-786-8715
 717-629-6658 Matt Martin Auctioneer
 Matt Martin, Lic. #AA019261
 Christ Taylor, Lic. #AU005421

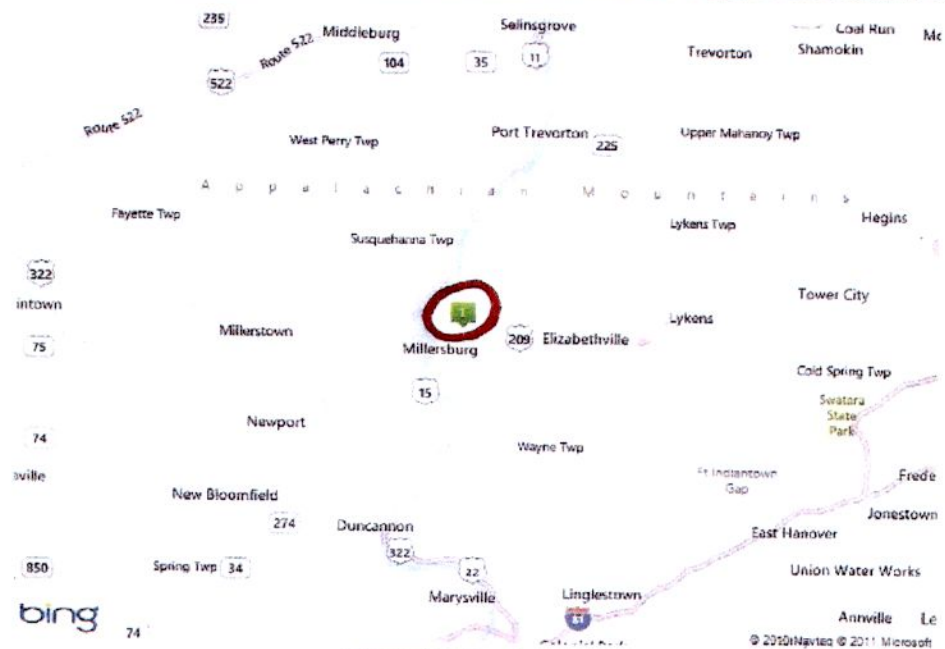
Terms By:
ROBERT J. AMBROVICH, JR.
JILLIAN S. AMBROVICH
 717-692-2298



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Information is not a survey.

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