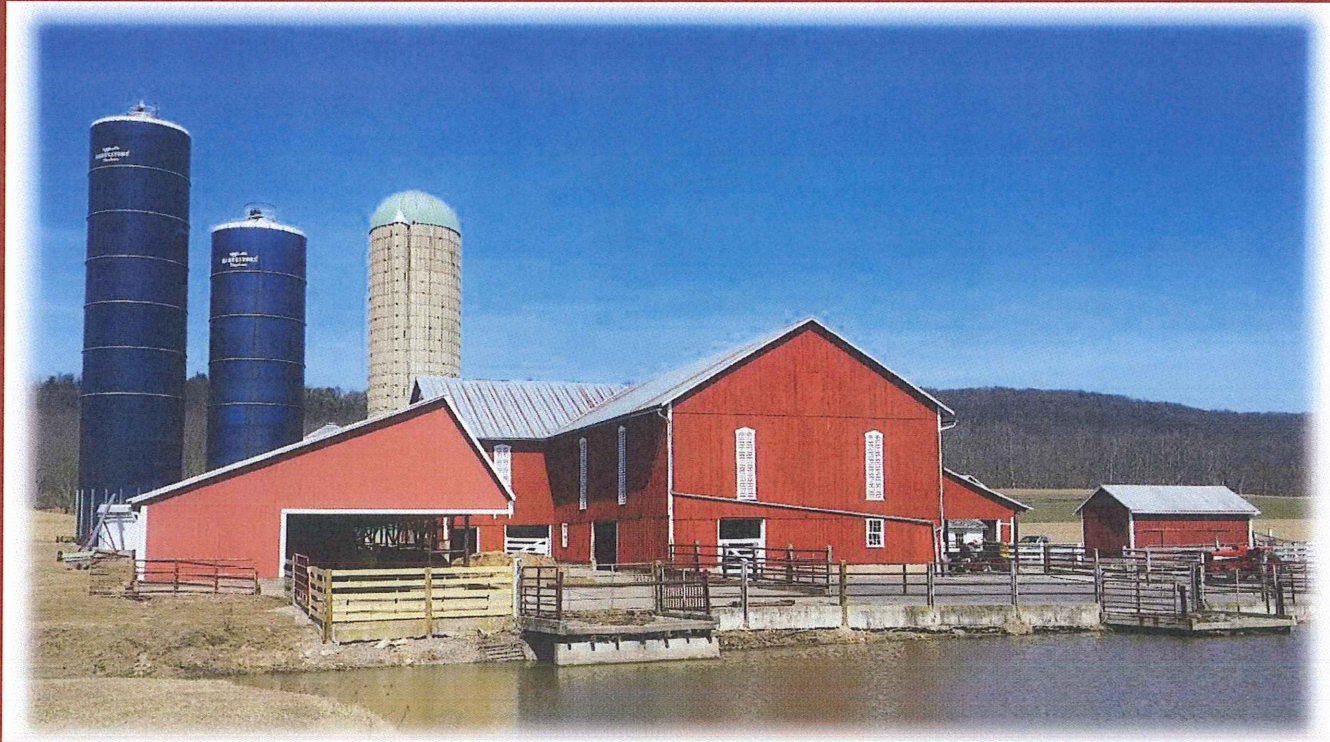


PUBLIC REAL ESTATE AUCTION

50+/- Acres • 5 Bay Bank Barn • 120'x40' Steer Barn
Friday April 29, 2016 @ 5:00 P.M.
Union County, Pa.

34 Faylor Lane Winfield, Pa. 17889



Directions: From Selinsgrove follow Rt. 15 N to Rt. 304 W. 3rd farm on right.

Property Description: 50 acre farm for sale with 45 tillable acres. Located in the heart of Union County. Excellent soils on mostly flat ground. This farm presents opportunities for multiple streams of income. Great location for hog barns or chicken houses. Historical uses include 250 head beef finishing operation. Buildings include 5 bay bank barn (100' x 40' with straw mow), 120'x40' steer barn, 72'x45' pole shed and 3 smaller outbuildings all in excellent shape. Property also includes 2 Harvestore silos 20'x90' and 20'x70', 1 stave concrete silo and a 20K BU grain bin. Easy access to Route 15 with ample road frontage. Beautiful setting in an agricultural neighborhood.

Terms: Settlement on or before June 13, 2016. \$65,000.00 down payment on the day of the auction. 2% transfer tax to be split equally between the buyer & seller. Real Estate taxes to be prorated from settlement day.

Annual Real Estate Taxes: \$3968.00 (not enrolled in Clean & Green.)

Attention Realtors: 1% Broker Participation offered to Realtors with a buyer, your buyers must be preregistered.

Open House Dates: Tue. Mar. 29th 5:00 to 7:00 P.M. & Sat. April 2nd 1:00 to 4:00 P.M.

For more information or a private showing contact Matt Bergery @ 570-412-0304.

For additional pictures go to www.beiler-campbellauctions.com or www.auctionzip.com

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AUCTION SERVICES



www.beiler-campbellauctions.com 1-888-209-6160

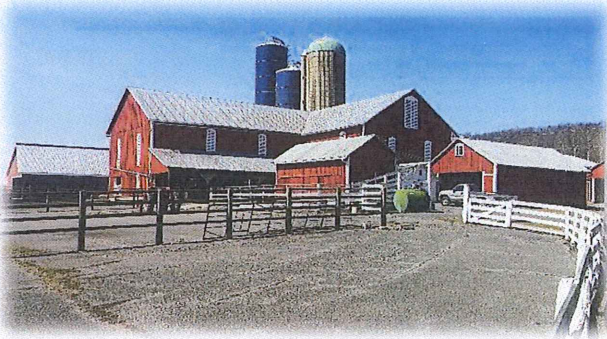


Auctioneers: Jake Yoder
AU#005851 Ph. 717-513-5386

Matt Bergery AA#019473
Ph. 570-412-0304

Attorney: Andrew D. Lyons
Ph# 570-523-3239

Sellers: Ivan & Wendy Yoder



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