

# PUBLIC FARM AUCTION

43 Acre Farm • 3 Bedroom Home • Newer Shop • Equip. Shed  
Horse Barn • Beef Barn

Sat. November 18, 2017 Farm Equip. @ 9 A.M. Real Estate @ 11 A.M.

195 Blue Ridge Lane, Port Royal, PA 17082- Juniata County



**Directions:** From Rt. 322 take Rt. 75 S through Port Royal. Turn left on Rt. 333 E. In 0.5 mi. turn left on Blue Springs Hollow Rd. and follow to auction.

**Property Description:** Beautiful 43 acre farm located in Port Royal area in Juniata County. The setting is simply stunning with gorgeous views of the Tuscarora Mt. & is secluded! The Farm has lots of features including a 3 bedroom 1 bathroom home with, kitchen, living room, office, & attached 2 car garage. Outdoor wood furnace supplies heat. Secondary heat source is oil. House has central air. Has its own septic & well. Outbuildings include a 36x48 main shop built in 2011 that has concrete floor, electric, heat, & is insulated. Also has 35x75 horse barn with some stalls, hay storage, wash bay, & offices. A 42x60 equipment shed & smaller beef barn. Approximately 20 open/tillable acres & 23 wooded. A must see farm in a very nice location. Close to 322 & only minutes from gas & groceries. Located between Harrisburg & State College.

**Open House:** Sat. October 14, 1-3 pm & Sat. October 21, 1-3 pm. Call Jake at 717-513-5386 for more information or a private showing. **Terms:** \$30,000.00 deposit day of auction. Settlement in 45 days or before. Buyer pays 2% transfer tax. **Annual Property Taxes:** \$3,373.06. **Attention Realtors:** 1% Broker Participation offered to Realtors with a buyer, your buyers must be preregistered.



**Farm Equipment:** JD 1971 4020 tractor dual remotes, side console; JD 3500 Blade Dozer; 2014 Polaris Ranger, 800 4 x 4 camo; NH 489 Haybine; JD 660 Hay rake, 3 wheels; (3) Wooden Hat Wagons, 2 have JD running gears; JD 336 Hay Bailer; NH 155 Elevator w/ corn chute; (3) Wood Carts; Herd3F Seeder Model 750; 3626 New Idea Manure Spreader, double beater; Quick Tach Bale Spear/also Bale Spear for JD 540 Loader; Quick Tach Snow Plow; JD 1600 10 Tooth Chisel Plow; JD Pump Wagon, 12 ft.; New Generator on cart, Tiger Power 20 KW., used twice; JD 616 6 ft. Bush Hog; TD 120 Vermeer Redder, 20 Star; New Idea 484 Round Bailer, 4x5 twine tie; INT 10' 5300 Soybean Special Dble Disc, 6"; Geerac 15 kw. PRO Generator on cart. **Lawn & Garden:** Ariens walk behind string trimmer, like new; MS 460 Stihl chainsaw; Stihl 026 Pro chainsaw; Stihl pole saw; FS 74 Weed Eater Stihl.

**Misc. Farm Items:** Farmco Hay Feeder with rood and hay saver; water tubs; feed troughs; farm gates; oak dry rough-cut lumber, fence supplies, garden tools, car ramps, mineral feeder, aluminum tool box for pickup; 500-gallon skid tank, electric pump; welding table, other work benches, sand blaster, bench grinder, some hand tools & misc. **Hay Straw & Firewood:** 500+ bales of 1<sup>st</sup> cutting hay, square bales; 200+ bales of 2<sup>nd</sup> cutting (Nice), square bales; 400 bales of bedding straw, old hay, corn stalks; 12 round bales hay; pile of firewood logs. **Misc. Household Items.**

For additional pictures go to [www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) or [www.auctionzip.com](http://www.auctionzip.com) ID#29469

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**Attorney:** Andrew Winder  
Ph. 717-436-8799



For additional pictures go to [www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) or [www.auctionzip.com](http://www.auctionzip.com)

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