

PUBLIC REAL ESTATE AUCTION

117+/- Acre Dairy Farm

60 Cow Tie Stall Barn • New Heifer Barn

New Manure Pit • Silos • Outbuildings

4 BR 2 Bath 2-Story Dwelling

Saturday February 26, 2022 @ 11:00 AM

83 Maples Rd, Beavertown PA 17813 - Snyder County



Directions: From Middleburg take Rt 522 South to Paxtonville Rd. Turn left & then right onto Maples Rd. Farm on left.

117.8+/- acre Snyder Co. working dairy farm with limestone soils. Farm has 40'x80' bank barn with box stalls, fresh cow pens and 60 cow 40'x160' tie stall addition. Dairy barn has 14,000 gal. reception pit with ELS high pressure PTO drive pump to 80'x12' concrete manure pit (430,000 gal.) all new in 2019. Farm also has curtain sided 44'x82' steel frame open front heifer barn with Sturdy Built gates & headlocks new in 2019. Open front dry cow area and large open barn yard area with feed bunk. 6000 bushel grain bin with stirrers and dryer. 20'x30' insulated shop and other outbuildings. 16'x76' poured concrete and 18'x80' stave silos with unloaders also 16'x80' silo built in 2018 with new Valmetal unloader. Milk house with office space & 2000 gal. milk tank. Property has 4 bedroom 2 bath farm house with kitchen, dining room, living room, and family room. House has covered front wrap around porch and patio door to deck overlooking back yard with small pond.

Open House Dates: Saturday January 29 from 1-4 PM Saturday February 5 from 1-4 PM

Terms: Down payment of \$75,000.00 required day of auction. Settlement on or before April 30, 2022. Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated. Annual taxes +/- \$6,023.00

Attention Realtors: 1% Broker Participation being offered to Realtors who preregister with their buyers and who become the successful bidder on day of auction. Must register 48 hours prior to date of auction. Preregistration forms are available at www.beiler-campbellauctions.com

Auctioneers Note: Excellent opportunity to purchase a dairy farm with limestone soils in desirable location offered by motivated sellers. Property has lots of extras as gentle slopes, centrally located buildings, ever flowing stream with buffer plan, new pit & heifer barn, grain bins, silos with unloaders and so much more. Dairy barn remodeled with new tie rails, water bowls, box stalls & calving pens in '18 & '19.

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

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Auctioneers:

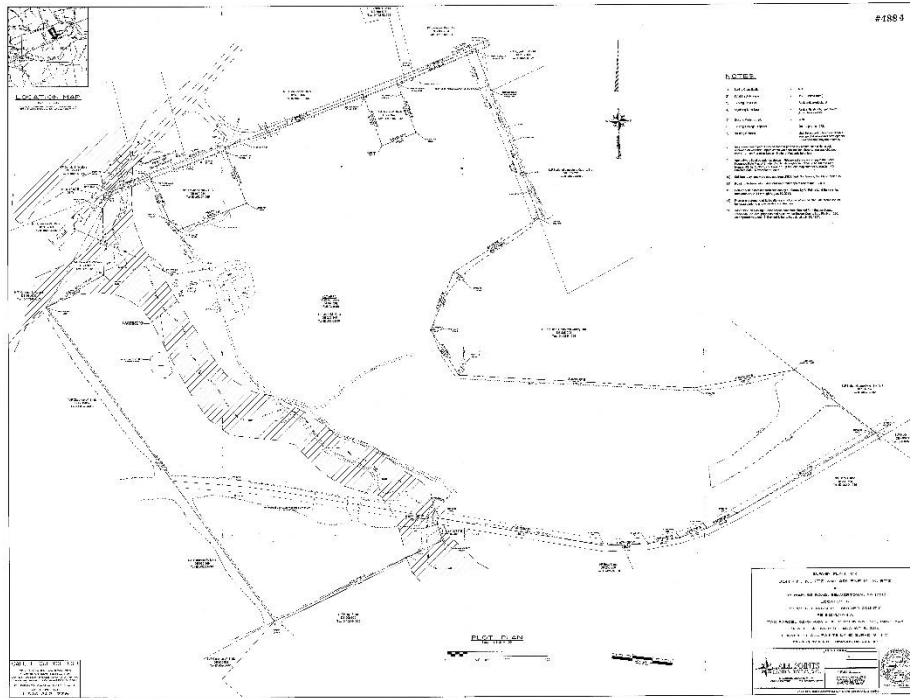
Harold Martin (717)-738-4228 AA019488

Jake Yoder (717)-513-5386 AU#005851

Sellers: Justus & Joanne Nolt (570)-837-3051

Attorney: Jeremiah Runkle (570)-837-0086





For more information, pictures and forms go to: www.beiler-campbellauctions.com or www.auctionzip.com or www.GoToAuction.com

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