

# 11.71 ACRE FARMETTE PUBLIC AUCTION

HOUSE | BARN | PASTURE | GARAGE

PERRY COUNTY



**6066 Shermans Valley Rd. | Loysville, PA 17047**

Directions: From New Bloomfield, take PA-274 W for 16.3 miles to property on left.

## PROPERTY FEATURES

### Home

- 2,027 sq. ft. farmhouse
- 4 bedrooms, 1 bath
- Early farmhouse with spacious addition

### Outbuildings

- 30' x 40' barn (versatile for storage or ag use)
- 12' x 24' garage

### Land Features

- Approximately 9 acres of tillable and pasture ground
- Ideal for gardens, crops, or livestock

### Water Feature

- Cisna Run meanders through the property, adding natural beauty

### Additional Highlights

- Road frontage (1,300+ ft.)
- Peaceful rural setting with functional land

## OPEN HOUSE

Tue. June 3, 6-7 P.M.  
&

Sat. June 7, 1-2 P.M.  
For a private tour call:  
Gerald 717-582-6589  
Meryl 717-629-6036

For additional photos and information go to  
[beiler-campbellauctions.com](http://beiler-campbellauctions.com) or scan the QR code.

## TERMS

\$25,000 down payment on the day of the auction. Settlement on or before August 27, 2025. 2% transfer tax to be paid by the buyer. Real estate taxes to be prorated from settlement day.

**Annual Taxes \$2,125.63.**

Contact us for quick, convenient financing options, including down payment and bridge loans.

*All information is deemed accurate but not guaranteed*

**AUCTION  
DATE  
FRIDAY  
JUNE 27  
2025  
@ 6:00 P.M.**

**AUCTIONEER REMARKS** *This combination of usable acreage, road frontage, and existing infrastructure is ready for homesteaders, hobby farmers, gardeners and or anyone seeking space and simplicity. The 2027 sq ft farmhouse offers spacious living with rustic charm, and the barn provides versatile storage or ag use.*



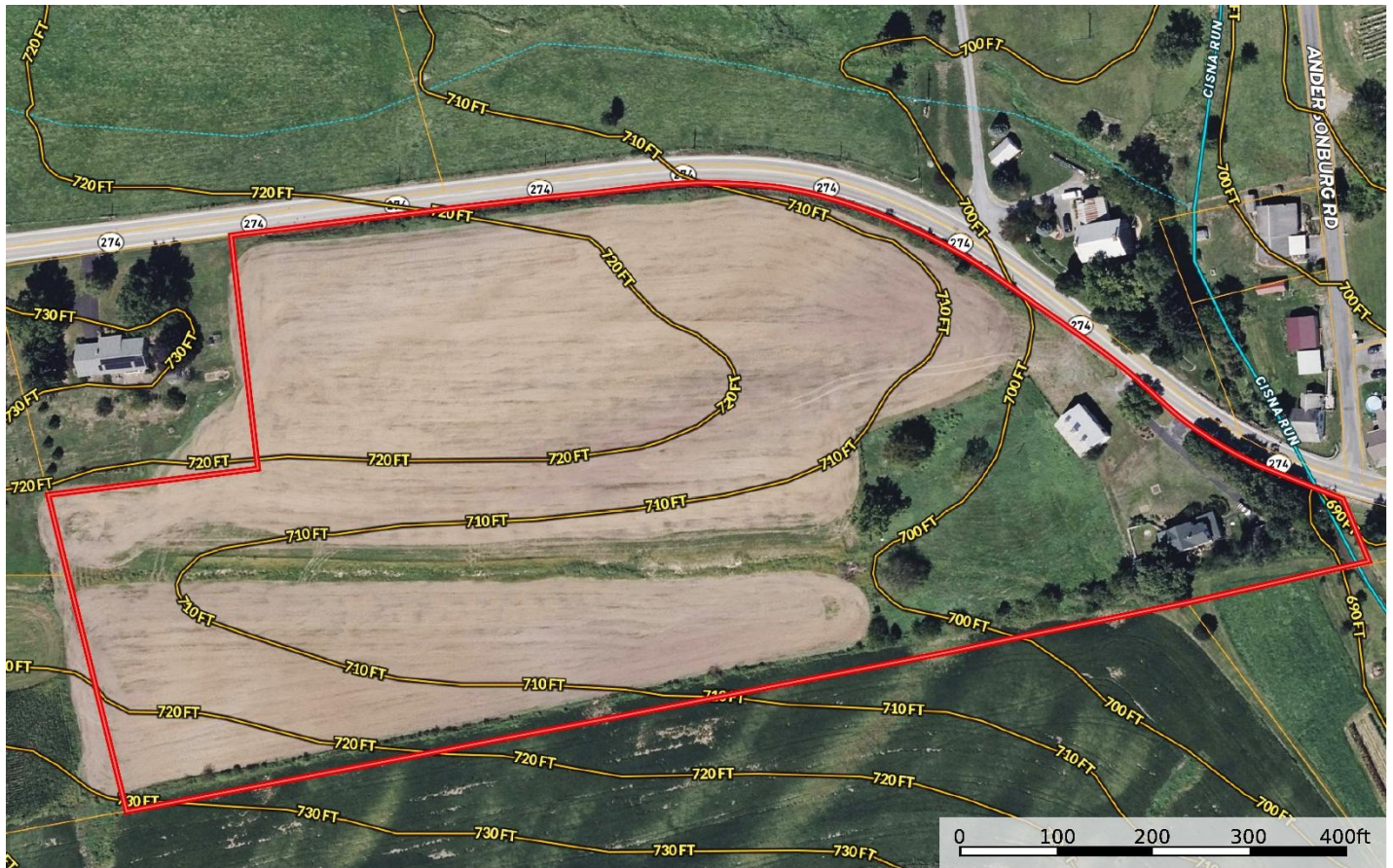
**BEILER-CAMPBELL**  
AUCTION SERVICES

[beiler-campbellauctions.com](http://beiler-campbellauctions.com) • 888-209-6160 AY#002026

**AUCTIONEER**  
**J. Meryl Stoltzfus**  
AU#005403  
Ph 717-629-6036



**SELLER**  
**Susan E. Seager**



For additional photos go to [beiler-campbellauctions.com](http://beiler-campbellauctions.com) or [GoToAuction.com](http://GoToAuction.com) or [auctionzip.com](http://auctionzip.com) ID# 23383



142,122.00-046.000

It is hereby certified that the undersigned has legal or equitable title to the land shown and that all roads or streets shown hereon, if not previously dedicated, are hereby dedicated for public use.

State of Pennsylvania - County of Perry  
personally appeared before me, a Notary Public,  
in and for the State and County aforesaid,

Susan E. Seager Owner

Who acknowledges this plan to be her act and deed and desires the same to be recorded as such.

Witness my hand and notarial seal

This 30<sup>th</sup> day of November, 2021

Thomas L. Palm Notary

Commonwealth of Pennsylvania - Notary Seal  
Thomas L. Palm, Notary Public  
Perry County  
My Commission Expires February 13, 2022  
Commission number 1168515

### Plan Notes

1. This plan is for subdivision of Lot 2 for conveyance as a Lot Addition only, to the adjoining property of Susan E. Seager to form a single lot containing 10.847 Acres. Lot 2 may not be later conveyed or retained as a separate parcel as shown hereon. Lot 1 is the remainder of this subdivision and contains an existing house, well, and septic system as shown.
2. No portion of Lot 2 or of the property to which it is being added has been previously subdivided. The subdivision of the property to which the sewage disposal facilities. No sewage permit will be issued for the installation, construction, connection to or use of any sewage collection, conveyance, treatment or disposal system unless the municipality and D. E. P. have both approved sewage facilities planning for this property in accordance with the Pennsylvania Sewerage Act (25 P.S. SECTIONS 7501 ET. SEQ.) and the Pennsylvania Sewerage Regulations. The project is being prepared or recording any sales contract or subdivision plan, any purchaser or subdivision of any portion of this property should contact appropriate officials of Southwest Madison Twp., which is charged with administering the Sewage Facilities Act to determine what sewage facilities planning is required and the procedure and requirements for sewerage facilities planning.
3. Dead End Road for Lots 1 and 2. Instrument #202104905, Containing 2.368 Acres Total by Current Survey. Being all cleared land. Being Tax Parcel 142,122.00-046.000.
4. Lots 1 and 2 only, were surveyed at the current date. All other descriptions shown hereon were taken from previous surveys, deeds, and plans of record.
5. There are no Mapped Wetlands on this subdivision according to the National Wetlands Inventory.
6. There is no 100-Year Flood Hazard Area on this subdivision according to Southwest Madison Twp. Flood Insurance Rate Maps.
7. A Planning Waiver and Non-Building Declaration form has been submitted for this plan.

- Requested Waivers
1. - Section 403 - Preliminary Plan - Procedure
  2. - Section 407 - Preliminary Plan - Specifications
  3. - Section 409 - Easements and Distances for Existing Easements

### Final Lot Addition Plan In Southwest Madison Twp. - Perry Co. - PA

Prepared for Susan E. Seager

6144 Shermans Valley Rd.

Loysville, PA 17047

Phone : 717-981-3340

By Thomas L. Palm

2177 Valentine Road

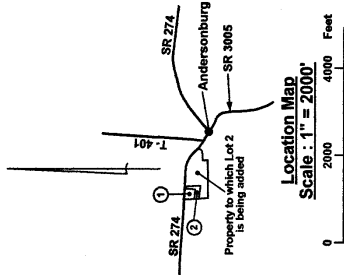
Lakesburg, PA 17037

Phone : 717-789-3097

October 18, 2021

I hereby certify this plan to be correct as shown and that this survey exceeds the requirements for accuracy.

Thomas L. Palm



Location Map  
Scale : 1" = 2000'

State Route 274  
Shermans Valley Road  
(24' Macadam)

Primary Control Point  
X = 2045231  
Y = 370852  
(Taken from Perry Co. Web Mapping)

Judith H. Stoltzfus  
Family Trust  
Instrument #201906565

Susan E. Seager  
Instrument #202104905, Tract No. 1  
Tax Parcel 142,122.00-043.000  
9.579 Acres Agricultural Lot  
(Parcel to which Lot 2 is being added)

Harold R. Casner  
D.B. 293, Pg. 200

Lamar H. Zimmerman  
Instrument #201803278

Susan E. Seager  
Instrument #202104905, Tract No. 2  
Tax Parcel 142,122.00-043.002

Larry E. Shelnire  
Instrument #201701220

Lot Number	1	2
Area	1.300 Ac.	1.985 Ac.
Proposed Use	Residential	Lot Addition
Open Space Area	None	None
Area of Public RW	0.055 Ac.	0.018 Ac.
Sewage Disposal	On-Lot	None
Water Supply	Well	None
Earth Disturbance	None	None
Minimum Required Building Setback Line	Front : 60' from Ctr. SR 274 - Side : 15' - Rear : 25'	

Reviewed by the Southwest Madison Twp. Supervisors

Wayne B. Hinkle Chairman

Judy A. Campbell Secretary

Date 10/25/21

Approved by the Perry County Planning Commission

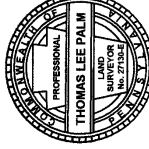
Robert E. Bluff Chairman

Robert E. Bluff Secretary

Date NOVEMBER 17, 2021

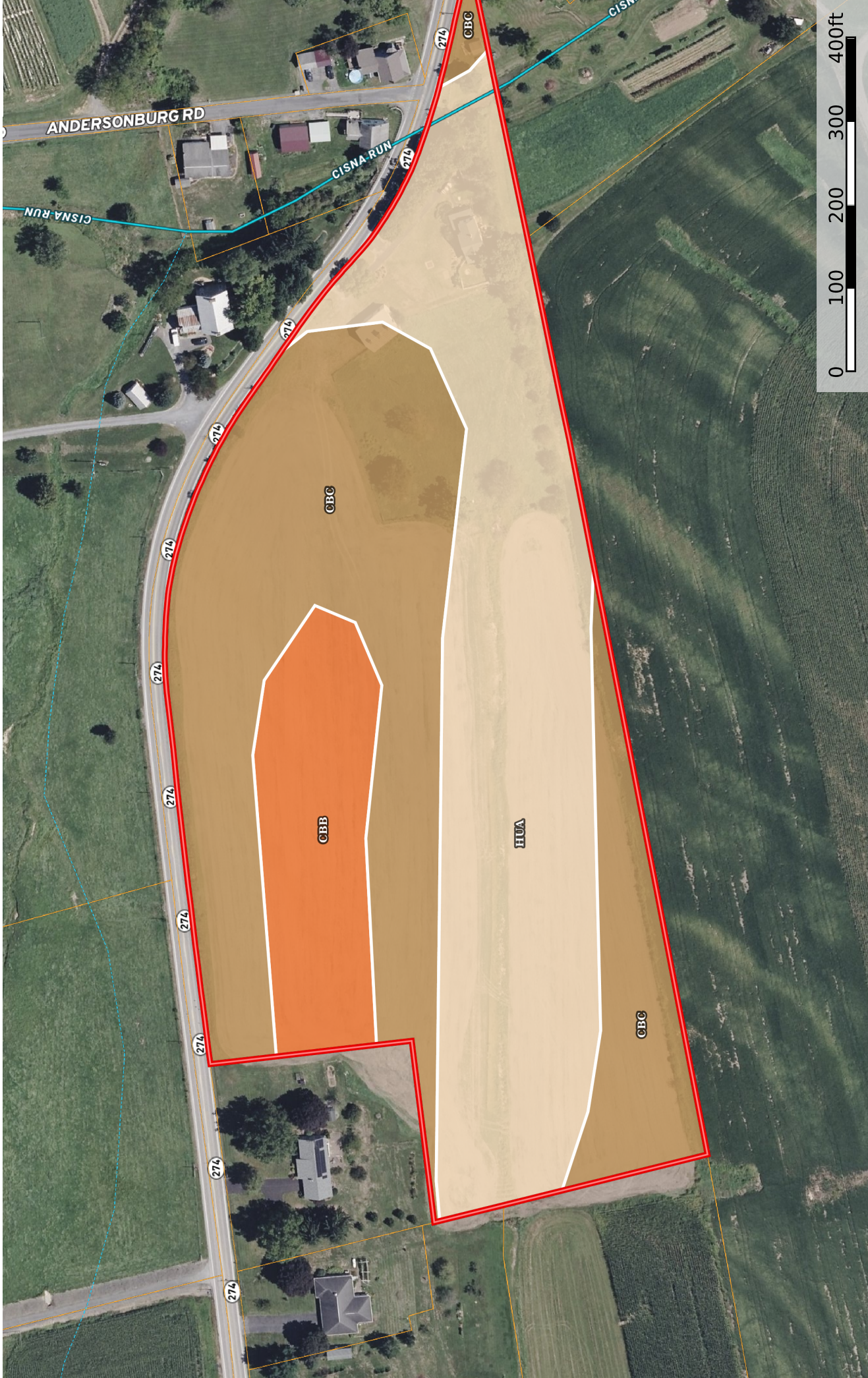
Recorded as Instrument # \_\_\_\_\_

Date \_\_\_\_\_



Palm's Surveying  
palmsurveying@gmail.com  
Since 1869

6066 Shermans Valley Rd, Loysville, PA, 17047  
Pennsylvania, AC +/-



- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

|  Boundary 12.03 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
CbC	Calvin-Berks shaly silt loams, 8 to 15 percent slopes	5.53	46.01	0	40	3e
HuA	Huntington silt loam, 0 to 5 percent slopes	5.05	42.01	0	79	1
CbB	Calvin-Berks shaly silt loams, 3 to 8 percent slopes	1.45	12.06	0	43	2e
TOTALS		12.03(*)	100%	-	56.78	2.04









(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

## Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

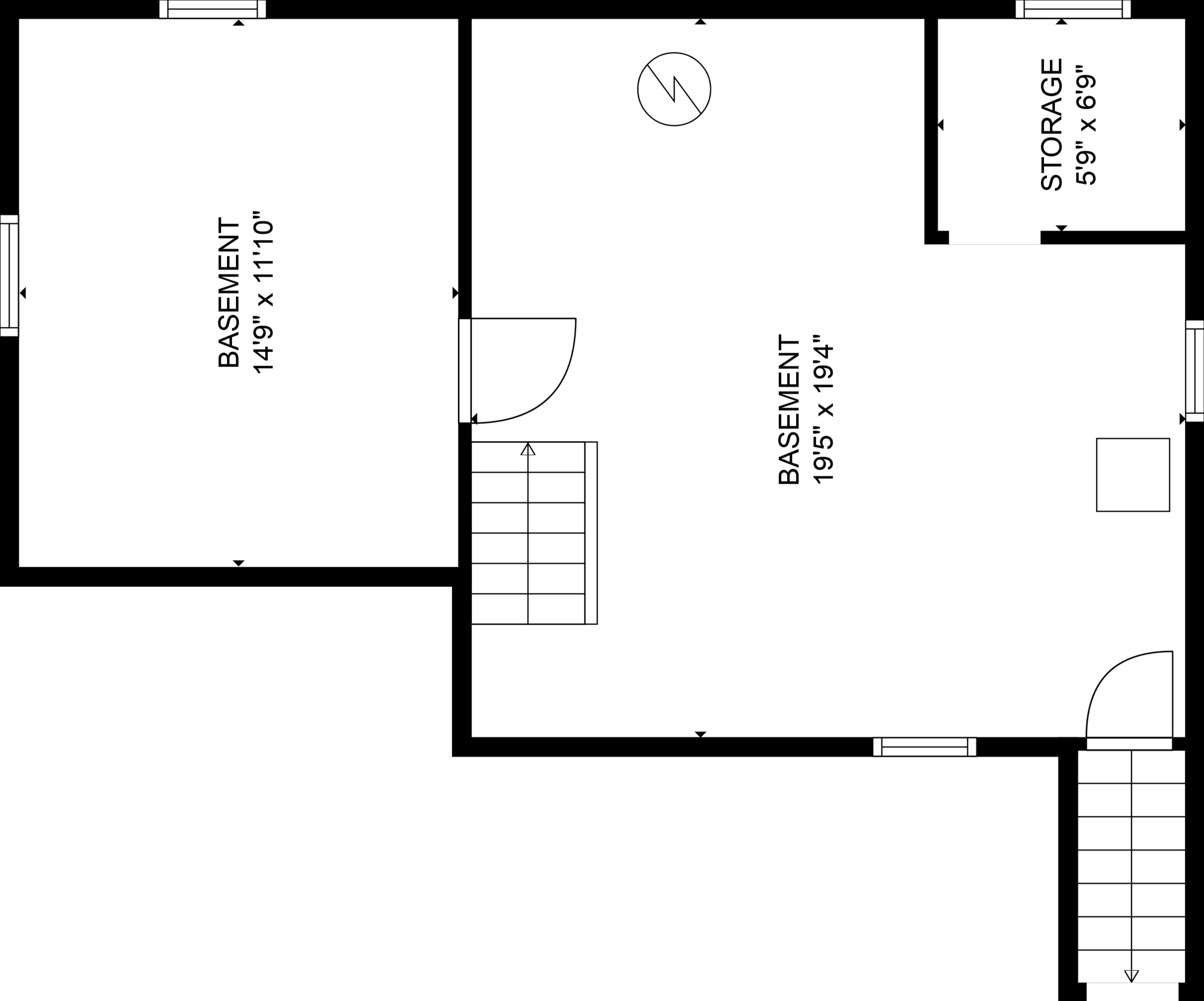
Land, Capability

								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

## Grazing Cultivation

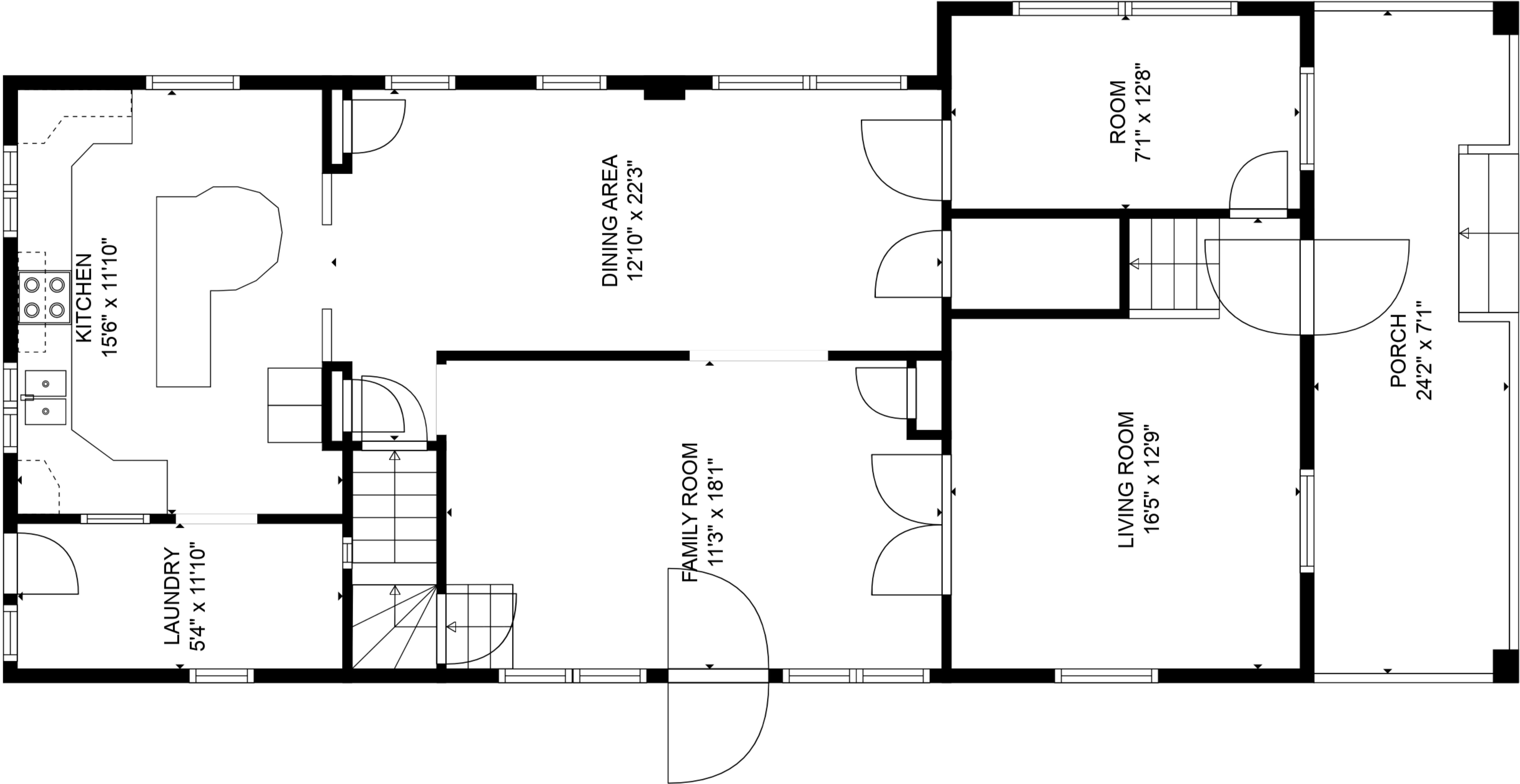
(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water



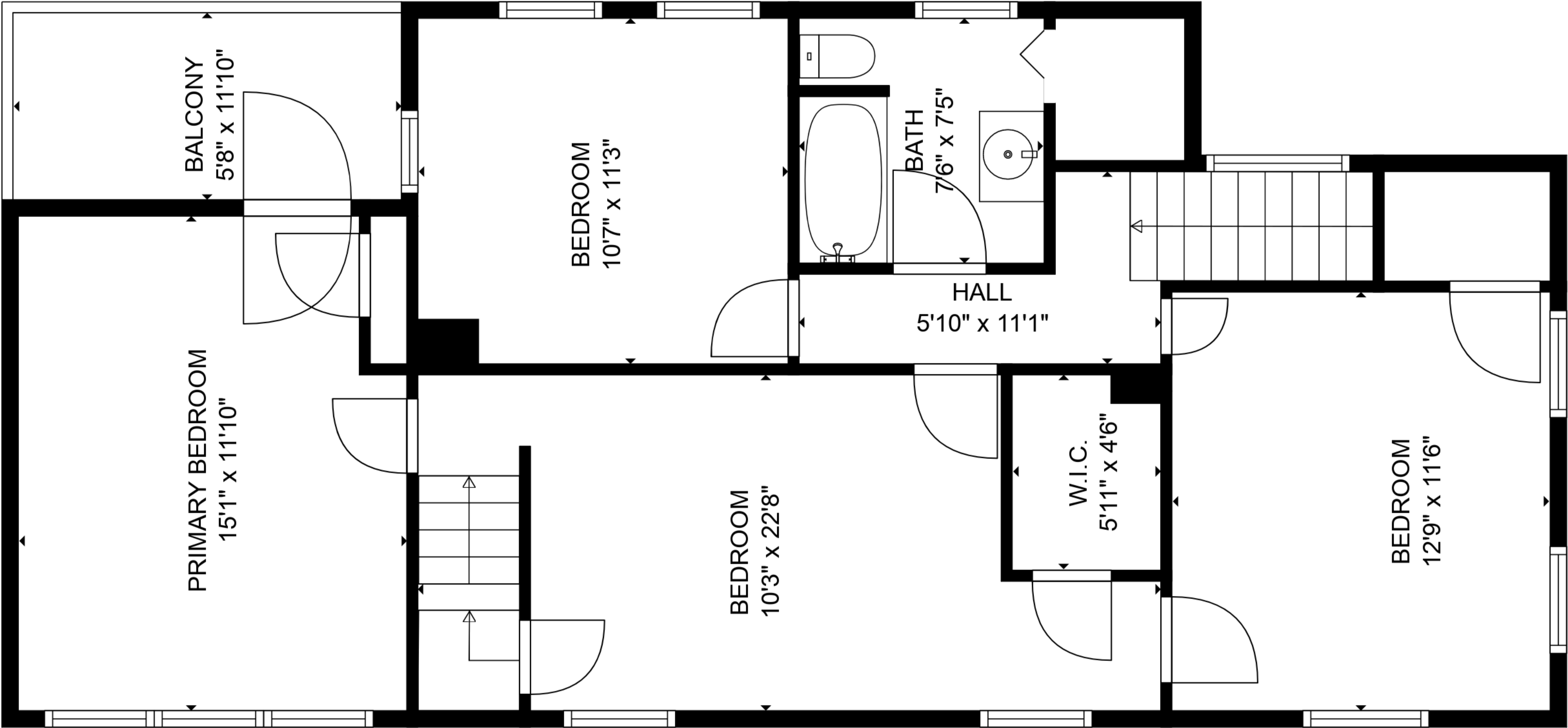
**TOTAL: 1907 sq. ft**  
 BELOW GROUND: 20 sq. ft, FLOOR 2: 1024 sq. ft, FLOOR 3: 863 sq. ft  
 EXCLUDED AREAS: STORAGE: 43 sq. ft, BASEMENT: 514 sq. ft, PORCH: 160 sq. ft,  
 BALCONY: 68 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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## SELLER'S PROPERTY DISCLOSURE STATEMENT

SPD

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR).

1 **PROPERTY** 6066 Shermans Valley Rd, Loysville, PA 17047

2 **SELLER** Susan E. Seager

### 3 INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW

4 The Real Estate Seller Disclosure Law (68 P.S. §7301, et seq.) requires that before an agreement of sale is signed, the seller in a residential  
5 real estate transfer must disclose all known **material defects** about the property being sold that are not readily observable. A **material defect**  
6 is a problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or  
7 that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is at or beyond the end  
8 of its normal useful life is not by itself a material defect.

9 This property disclosure statement ("Statement") includes disclosures beyond the basic requirements of the Law and is designed to assist  
10 Seller in complying with disclosure requirements and to assist Buyer in evaluating the property being considered. Sellers who wish to see  
11 or use the basic disclosure form can find the form on the website of the Pennsylvania State Real Estate Commission. Neither this Statement  
12 nor the basic disclosure form limits Seller's obligation to disclose a material defect.

13 This Statement discloses Seller's knowledge of the condition of the Property as of the date signed by Seller and is **not a substitute for any**  
14 **inspections or warranties** that Buyer may wish to obtain. **This Statement is not a warranty of any kind by Seller or a warranty or rep-**  
15 **resentation by any listing real estate broker, any selling real estate broker, or their licensees.** Buyer is encouraged to address concerns  
16 about the condition of the Property that may not be included in this Statement.

17 **The Law provides exceptions (listed below) where a property disclosure statement does not have to be completed. All other sellers**  
18 **are obligated to complete a property disclosure statement, even if they do not occupy or have never occupied the Property.**

- 19 1. Transfers by a fiduciary during the administration of a decedent estate, guardianship, conservatorship or trust.
- 20 2. Transfers as a result of a court order.
- 21 3. Transfers to a mortgage lender that results from a buyer's default and subsequent foreclosure sales that result from default.
- 22 4. Transfers from a co-owner to one or more other co-owners.
- 23 5. Transfers made to a spouse or direct descendant.
- 24 6. Transfers between spouses as a result of divorce, legal separation or property settlement.
- 25 7. Transfers by a corporation, partnership or other association to its shareholders, partners or other equity owners as part of a plan of  
26 liquidation.
- 27 8. Transfers of a property to be demolished or converted to non-residential use.
- 28 9. Transfers of unimproved real property.
- 29 10. Transfers of new construction that has never been occupied and:
  - 30 a. The buyer has received a one-year warranty covering the construction;
  - 31 b. The building has been inspected for compliance with the applicable building code or, if none, a nationally recognized model  
32 building code; and
  - 33 c. A certificate of occupancy or a certificate of code compliance has been issued for the dwelling.

### 34 COMMON LAW DUTY TO DISCLOSE

35 Although the provisions of the Real Estate Seller Disclosure Law exclude some transfers from the requirement of completing a disclo-  
36 sure statement, the Law does not excuse the seller's common law duty to disclose any known material defect(s) of the Property in order  
37 to avoid fraud, misrepresentation or deceit in the transaction. **This duty continues until the date of settlement.**

### 38 EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK

39 According to the provisions of the Real Estate Seller Disclosure Law, the undersigned executor, administrator or trustee is not required  
40 to fill out a Seller's Property Disclosure Statement. **The executor, administrator or trustee, must, however, disclose any known**  
41 **material defect(s) of the Property.**

42 \_\_\_\_\_ DATE \_\_\_\_\_

43 Seller's Initials SES

Date 3-5-25

SPD Page 1 of 11

Buyer's Initials \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_



Quarryville, 229 W Fourth Street Quarryville PA 17566  
Meryl Stoltzfus

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 [www.lwolf.com](http://www.lwolf.com)

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rev. 3/21; rel. 7/21  
6066 Shermans Valley

Phone: (717) 786-8000 Fax: (717) 786-7900

Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

# 1. SELLER'S EXPERTISE

(A) Does Seller possess expertise in contracting, engineering, architecture, environmental assessment or other areas related to the construction and conditions of the Property and its improvements?

(B) Is Seller the landlord for the Property?

(C) Is Seller a real estate licensee?

Explain any "yes" answers in Section 1: rental property

	Yes	No	Unk	N/A
A		X		
B	X			
C		X		

# 2. OWNERSHIP/OCCUPANCY

## (A) Occupancy

1. When was the Property most recently occupied? current

2. By how many people? 6

3. Was Seller the most recent occupant?

4. If "no," when did Seller most recently occupy the Property? never

## (B) Role of Individual Completing This Disclosure. Is the individual completing this form:

1. The owner

2. The executor or administrator

3. The trustee

4. An individual holding power of attorney

(C) When was the Property acquired? JUNE, 1983

(D) List any animals that have lived in the residence(s) or other structures during your ownership: 3 cats

Explain Section 2 (if needed):

	Yes	No	Unk	N/A
A1				
A2				
A3		X		
A4				
B1	X			
B2		X		
B3		X		
B4		X		
C				

# 3. CONDOMINIUMS/PLANNED COMMUNITIES/HOMEOWNERS ASSOCIATIONS

(A) Disclosures for condominiums and cooperatives are limited to Seller's particular unit(s). Disclosures regarding common areas or facilities are not required by the Real Estate Seller Disclosure Law.

## (B) Type. Is the Property part of a(n):

1. Condominium

2. Homeowners association or planned community

3. Cooperative

4. Other type of association or community

(C) If "yes," how much are the fees? \$ \_\_\_\_\_, paid ( ☐ Monthly ) ( ☐ Quarterly ) ( ☐ Yearly )

(D) If "yes," are there any community services or systems that the association or community is responsible for supporting or maintaining? Explain: \_\_\_\_\_

(E) If "yes," provide the following information:

1. Community Name \_\_\_\_\_

2. Contact \_\_\_\_\_

3. Mailing Address \_\_\_\_\_

4. Telephone Number \_\_\_\_\_

(F) How much is the capital contribution/initiation fee(s)? \$ \_\_\_\_\_

**Notice to Buyer:** A buyer of a resale unit in a condominium, cooperative, or planned community must receive a copy of the declaration (other than the plats and plans), the by-laws, the rules or regulations, and a certificate of resale issued by the association, condominium, cooperative, or planned community. Buyers may be responsible for capital contributions, initiation fees or similar one-time fees in addition to regular maintenance fees. The buyer will have the option of canceling the agreement with the return of all deposit monies until the certificate has been provided to the buyer and for five days thereafter or until conveyance, whichever occurs first.

# 4. ROOFS AND ATTIC

## (A) Installation

1. When was or were the roof or roofs installed? NOV. 2022

2. Do you have documentation (invoice, work order, warranty, etc.)?

## (B) Repair

1. Was the roof or roofs or any portion of it or them replaced or repaired during your ownership?

2. If it or they were replaced or repaired, were any existing roofing materials removed?

## (C) Issues

1. Has the roof or roofs ever leaked during your ownership?

2. Have there been any other leaks or moisture problems in the attic?

3. Are you aware of any past or present problems with the roof(s), attic, gutters, flashing or downspouts?

	Yes	No	Unk	N/A
A1				
A2	X			
B1	X			
B2	X			
C1		X		
C2		X		
C3		X		

Seller's Initials YES Date 3-5-25 SPD Page 2 of 11 Buyer's Initials \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_

Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

Explain any "yes" answers in Section 4. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date they were done:

## 5. BASEMENTS AND CRAWL SPACES

### (A) Sump Pump

- Does the Property have a sump pit? If "yes," how many? 2
- Does the Property have a sump pump? If "yes," how many? 2
- If it has a sump pump, has it ever run?
- If it has a sump pump, is the sump pump in working order?

	Yes	No	Unk	N/A
A1	X			
A2	X			
A3	X			
A4	X			
B1	X			
B2	X			
B3		X		

### (B) Water Infiltration

- Are you aware of any past or present water leakage, accumulation, or dampness within the basement or crawl space?
- Do you know of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?
- Are the downspouts or gutters connected to a public sewer system?

Explain any "yes" answers in Section 5. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date they were done:

blown insulation at ground level to prevent water entrance;  
basement does get water in heavy rains usually sump pumps take care of  
issues; advise use of dehumidifier

## 6. TERMITES/WOOD-DESTROYING INSECTS, DRYROT, PESTS

### (A) Status

- Are you aware of past or present dryrot, termites/wood-destroying insects or other pests on the Property?
- Are you aware of any damage caused by dryrot, termites/wood-destroying insects or other pests?

	Yes	No	Unk	N/A
A1		X		
A2		X		
B1		X		
B2		X		

### (B) Treatment

- Is the Property currently under contract by a licensed pest control company?
- Are you aware of any termite/pest control reports or treatments for the Property?

Explain any "yes" answers in Section 6. Include the name of any service/treatment provider, if applicable:

## 7. STRUCTURAL ITEMS

(A) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, or other structural components?

(B) Are you aware of any past or present problems with driveways, walkways, patios or retaining walls on the Property?

(C) Are you aware of any past or present water infiltration in the house or other structures, other than the roof(s), basement or crawl space(s)?

### (D) Stucco and Exterior Synthetic Finishing Systems

- Is any part of the Property constructed with stucco or an Exterior Insulating Finishing System (EIFS) such as Dryvit or synthetic stucco, synthetic brick or synthetic stone?
- If "yes," indicate type(s) and location(s)
- If "yes," provide date(s) installed

(E) Are you aware of any fire, storm/weather-related, water, hail or ice damage to the Property?

(F) Are you aware of any defects (including stains) in flooring or floor coverings?

	Yes	No	Unk	N/A
A		X		
B		X		
C		X		
D1		X		
D2				
D3				
E		X		
F		X		

Explain any "yes" answers in Section 7. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date the work was done:

## 8. ADDITIONS/ALTERATIONS

(A) Have any additions, structural changes or other alterations (including remodeling) been made to the Property during your ownership? Itemize and date all additions/alterations below.

	Yes	No	Unk	N/A
A	X			

Addition, structural change or alteration (continued on following page)	Approximate date of work	Were permits obtained? (Yes/No/Unk/NA)	Final inspections/ approvals obtained? (Yes/No/Unk/NA)
<u>Kitchen remodel</u>	<u>1990's</u>	<u>unk</u>	<u>unk</u>

Seller's Initials SEA Date 3-5-25 SPD Page 3 of 11 Buyer's Initials / Date

Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

Addition, structural change or alteration	Approximate date of work	Were permits obtained? (Yes/No/Unk/NA)	Final inspections/ approvals obtained? (Yes/No/Unk/NA)

☐ A sheet describing other additions and alterations is attached.

(B) Are you aware of any private or public architectural review control of the Property other than zoning codes? If "yes," explain: \_\_\_\_\_

Yes	No	Unk	N/A
	X		

**Note to Buyer:** The PA Construction Code Act, 35 P.S. §7210 et seq. (effective 2004), and local codes establish standards for building and altering properties. Buyers should check with the municipality to determine if permits and/or approvals were necessary for disclosed work and if so, whether they were obtained. Where required permits were not obtained, the municipality might require the current owner to upgrade or remove changes made by the prior owners. Buyers can have the Property inspected by an expert in codes compliance to determine if issues exist. Expanded title insurance policies may be available for Buyers to cover the risk of work done to the Property by previous owners without a permit or approval.

**Note to Buyer:** According to the PA Stormwater Management Act, each municipality must enact a Storm Water Management Plan for drainage control and flood reduction. The municipality where the Property is located may impose restrictions on impervious or semi-pervious surfaces added to the Property. Buyers should contact the local office charged with overseeing the Stormwater Management Plan to determine if the prior addition of impervious or semi-pervious areas, such as walkways, decks, and swimming pools, might affect your ability to make future changes.

## 9. WATER SUPPLY

(A) Source. Is the source of your drinking water (check all that apply):

- Public
- A well on the Property
- Community water
- A holding tank
- A cistern
- A spring
- Other \_\_\_\_\_
- If no water service, explain: \_\_\_\_\_

(B) General

- When was the water supply last tested? 2019  
Test results: available upon request
- Is the water system shared?  
If "yes," is there a written agreement?
- Do you have a softener, filter or other conditioning system?
- Is the softener, filter or other treatment system leased? From whom? \_\_\_\_\_
- If your drinking water source is not public, is the pumping system in working order? If "no," explain: \_\_\_\_\_

(C) Bypass Valve (for properties with multiple sources of water)

- Does your water source have a bypass valve?
- If "yes," is the bypass valve working?

(D) Well

- Has your well ever run dry?
- Depth of well \_\_\_\_\_
- Gallons per minute: \_\_\_\_\_, measured on (date) \_\_\_\_\_
- Is there a well that is used for something other than the primary source of drinking water?  
If "yes," explain \_\_\_\_\_
- If there is an unused well, is it capped?

	Yes	No	Unk	N/A
A1		X		
A2	X			
A3		X		
A4		X		
A5		X		
A6		X		
A7		X		
B1				
B2		X		
B3				
B4	X			
B5		X		
B6	X			
C1		X		
C2				
D1		X		
D2			X	
D3			X	
D4		X		
D5				X

Seller's Initials JS

Date 3-5-25

SPD Page 4 of 11

Buyer's Initials \_\_\_\_\_

Date \_\_\_\_\_

**Check yes, no, unknown (unk) or not applicable (N/A) for each question.** Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

**(E) Issues**

- Are you aware of any leaks or other problems, past or present, relating to the water supply, pumping system and related items?
- Have you ever had a problem with your water supply?

	Yes	No	Unk	N/A
E1		X		
E2		X		

**Explain any problem(s) with your water supply. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date the work was done:** \_\_\_\_\_

**10. SEWAGE SYSTEM**

**(A) General**

- Is the Property served by a sewage system (public, private or community)?
- If "no," is it due to unavailability or permit limitations?
- When was the sewage system installed (or date of connection, if public)? 1990's
- Name of current service provider, if any: \_\_\_\_\_

	Yes	No	Unk	N/A
A1	X			
A2				
A3				
A4				

**(B) Type Is your Property served by:**

- Public
- Community (non-public)
- An individual on-lot sewage disposal system
- Other, explain: \_\_\_\_\_

	Yes	No	Unk	N/A
B1		X		
B2		X		
B3	X			
B4				

**(C) Individual On-lot Sewage Disposal System. (check all that apply):**

- Is your sewage system within 100 feet of a well?
- Is your sewage system subject to a ten-acre permit exemption?
- Does your sewage system include a holding tank?
- Does your sewage system include a septic tank?
- Does your sewage system include a drainfield?
- Does your sewage system include a sandmound?
- Does your sewage system include a cesspool?
- Is your sewage system shared?
- Is your sewage system any other type? Explain: \_\_\_\_\_
- Is your sewage system supported by a backup or alternate system?

	Yes	No	Unk	N/A
C1		X		
C2			X	
C3			X	
C4	X			
C5			X	
C6	X			
C7		X		
C8		X		
C9		X		
C10		X		

**(D) Tanks and Service**

- Are there any metal/steel septic tanks on the Property?
- Are there any cement/concrete septic tanks on the Property?
- Are there any fiberglass septic tanks on the Property?
- Are there any other types of septic tanks on the Property? Explain \_\_\_\_\_
- Where are the septic tanks located? N. side of house
- When were the tanks last pumped and by whom? April, 2022  
ADVANCED SEPTIC

	Yes	No	Unk	N/A
D1			X	
D2			X	
D3		X		
D4		X		
D5				
D6				

**(E) Abandoned Individual On-lot Sewage Disposal Systems and Septic**

- Are you aware of any abandoned septic systems or cesspools on the Property?
- If "yes," have these systems, tanks or cesspools been closed in accordance with the municipality's ordinance?

	Yes	No	Unk	N/A
E1	X			
E2	X			

**(F) Sewage Pumps**

- Are there any sewage pumps located on the Property?
- If "yes," where are they located? \_\_\_\_\_
- What type(s) of pump(s)? \_\_\_\_\_
- Are pump(s) in working order?
- Who is responsible for maintenance of sewage pumps? \_\_\_\_\_

	Yes	No	Unk	N/A
F1		X		
F2				
F3				
F4				
F5				

**(G) Issues**

- How often is the on-lot sewage disposal system serviced? \_\_\_\_\_
- When was the on-lot sewage disposal system last serviced and by whom? \_\_\_\_\_
- Is any waste water piping not connected to the septic/sewer system?
- Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items?

	Yes	No	Unk	N/A
G1			X	
G2			X	
G3			X	
G4		X		

**Seller's Initials** JS

**Date** 3-5-25

**SPD Page 5 of 11**

**Buyer's Initials** \_\_\_\_\_

**Date** \_\_\_\_\_

Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

Explain any "yes" answers in Section 10. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date the work was done:

### 11. PLUMBING SYSTEM

(A) Material(s). Are the plumbing materials (check all that apply):

1. Copper
2. Galvanized
3. Lead
4. PVC
5. Polybutylene pipe (PB)
6. Cross-linked polyethylene (PEX)
7. Other

	Yes	No	Unk	N/A
A1	<input checked="" type="checkbox"/>			
A2		<input checked="" type="checkbox"/>		
A3		<input checked="" type="checkbox"/>		
A4		<input checked="" type="checkbox"/>		
A5		<input checked="" type="checkbox"/>		
A6	<input checked="" type="checkbox"/>			
A7		<input checked="" type="checkbox"/>		
B		<input checked="" type="checkbox"/>		

(B) Are you aware of any past or present problems with any of your plumbing fixtures (e.g., including but not limited to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)?

If "yes," explain:

### 12. DOMESTIC WATER HEATING

(A) Type(s). Is your water heating (check all that apply):

1. Electric
2. Natural gas
3. Fuel oil
4. Propane
- If "yes," is the tank owned by Seller?
5. Solar
- If "yes," is the system owned by Seller?
6. Geothermal
7. Other

	Yes	No	Unk	N/A
A1	<input checked="" type="checkbox"/>			
A2		<input checked="" type="checkbox"/>		
A3		<input checked="" type="checkbox"/>		
A4		<input checked="" type="checkbox"/>		
A5		<input checked="" type="checkbox"/>		
A6		<input checked="" type="checkbox"/>		
A7		<input checked="" type="checkbox"/>		
B1				
B2				
B3		<input checked="" type="checkbox"/>		
C		<input checked="" type="checkbox"/>		

(B) System(s)

1. How many water heaters are there? 1  
Tanks ☒ Tankless
2. When were they installed? 10-26-18
3. Is your water heater a summer/winter hook-up (integral system, hot water from the boiler, etc.)?

(C) Are you aware of any problems with any water heater or related equipment?

If "yes," explain:

### 13. HEATING SYSTEM

(A) Fuel Type(s). Is your heating source (check all that apply):

1. Electric
2. Natural gas
3. Fuel oil
4. Propane
- If "yes," is the tank owned by Seller?
5. Geothermal
6. Coal
7. Wood
8. Solar shingles or panels
- If "yes," is the system owned by Seller?
9. Other:

	Yes	No	Unk	N/A
A1				
A2		<input checked="" type="checkbox"/>		
A3		<input checked="" type="checkbox"/>		
A4	<input checked="" type="checkbox"/>			
A5		<input checked="" type="checkbox"/>		
A6		<input checked="" type="checkbox"/>		
A7		<input checked="" type="checkbox"/>		
A8		<input checked="" type="checkbox"/>		
A9				
B1		<input checked="" type="checkbox"/>		
B2	<input checked="" type="checkbox"/>			
B3		<input checked="" type="checkbox"/>		
B4	<input checked="" type="checkbox"/>			
B5		<input checked="" type="checkbox"/>		
B6		<input checked="" type="checkbox"/>		
B7		<input checked="" type="checkbox"/>		

(B) System Type(s) (check all that apply):

1. Forced hot air
2. Hot water
3. Heat pump
4. Electric baseboard
5. Steam
6. Radiant flooring
7. Radiant ceiling

Seller's Initials SPD Date 3-5-25 SPD Page 6 of 11 Buyer's Initials / Date

334 Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the  
 335 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

		Yes	No	Unk	N/A
336	8. Pellet stove(s)		X		
337	How many and location?				
338	9. Wood stove(s)		X		
339	How many and location?				
340	10. Coal stove(s)		X		
341	How many and location?				
342	11. Wall-mounted split system(s)		X		
343	How many and location?				
344	12. Other:		X		
345	13. If multiple systems, provide locations				
346					
347	(C) Status				
348	1. Are there any areas of the house that are not heated?	X			
349	If "yes," explain: <u>basement, a tie</u>				
350	2. How many heating zones are in the Property?			X	
351	3. When was each heating system(s) or zone installed?			X	
352	4. When was the heating system(s) last serviced? <u>3/5/25</u>				
353	5. Is there an additional and/or backup heating system? If "yes," explain:		X		
354			X		
355	6. Is any part of the heating system subject to a lease, financing or other agreement?				
356	If "yes," explain:				
357	(D) Fireplaces and Chimneys				
358	1. Are there any fireplaces? How many?		X		
359	2. Are all fireplaces working?				X
360	3. Fireplace types (wood, gas, electric, etc.):				X
361	4. Was the fireplace(s) installed by a professional contractor or manufacturer's representative?				X
362	5. Are there any chimneys (from a fireplace, water heater or any other heating system)?	X			
363	6. How many chimneys? <u>2</u>				X
364	7. When were they last cleaned?			X	
365	8. Are the chimneys working? If "no," explain:	X			
366	(E) Fuel Tanks				
367	1. Are you aware of any heating fuel tank(s) on the Property? <u>above ground propane</u>	X			
368	2. Location(s), including underground tank(s): <u>South side of house</u>				
369	3. If you do not own the tank(s), explain:				
370	(F) Are you aware of any problems or repairs needed regarding any item in Section 13? If "yes,"				
371	explain:				
372	14. AIR CONDITIONING SYSTEM				
373	(A) Type(s). Is the air conditioning (check all that apply):				
374	1. Central air		X		
375	a. How many air conditioning zones are in the Property?				
376	b. When was each system or zone installed?				
377	c. When was each system last serviced?				
378	2. Wall units		X		
379	How many and the location?				
380	3. Window units		X		
381	How many?				
382	4. Wall-mounted split units		X		
383	How many and the location?				
384	5. Other		X		
385	6. None		X		
386	(B) Are there any areas of the house that are not air conditioned?	X			
387	If "yes," explain: <u>no A/C - all</u>				
388	(C) Are you aware of any problems with any item in Section 14? If "yes," explain:		X		
389					

390 Seller's Initials JS Date 3-5-25 SPD Page 7 of 11 Buyer's Initials / Date

Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

### 15. ELECTRICAL SYSTEM

#### (A) Type(s)

1. Does the electrical system have fuses?
2. Does the electrical system have circuit breakers?
3. Is the electrical system solar powered?
  - a. If "yes," is it entirely or partially solar powered? \_\_\_\_\_
  - b. If "yes," is any part of the system subject to a lease, financing or other agreement? If "yes," explain: \_\_\_\_\_

(B) What is the system amperage? \_\_\_\_\_

(C) Are you aware of any knob and tube wiring in the Property? \_\_\_\_\_

(D) Are you aware of any problems or repairs needed in the electrical system? If "yes," explain: \_\_\_\_\_

	Yes	No	Unk	N/A
A1		X		
A2	X			
A3		X		
3a				X
3b				X
B				
C		X		
D		X		

### 16. OTHER EQUIPMENT AND APPLIANCES

(A) **THIS SECTION IS INTENDED TO IDENTIFY PROBLEMS OR REPAIRS** and must be completed for each item that will, or may, be included with the Property. The terms of the Agreement of Sale negotiated between Buyer and Seller will determine which items, if any, are included in the purchase of the Property. **THE FACT THAT AN ITEM IS LISTED DOES NOT MEAN IT IS INCLUDED IN THE AGREEMENT OF SALE.**

(B) Are you aware of any problems or repairs needed to any of the following:

Item	Yes	No	N/A	Item	Yes	No	N/A
A/C window units		X		Pool/spa heater		X	
Attic fan(s)		X		Range/oven	X		
Awnings		X		Refrigerator(s)		X	
Carbon monoxide detectors		X		Satellite dish			
Ceiling fans	X			Security alarm system		X	
Deck(s)		X		Smoke detectors	X		
Dishwasher	X			Sprinkler automatic timer		X	
Dryer		X		Stand-alone freezer		X	
Electric animal fence		X		Storage shed			
Electric garage door opener		X		Trash compactor		X	
Garage transmitters		X		Washer		X	
Garbage disposal		X		Whirlpool/tub		X	
In-ground lawn sprinklers		X		Other:			
Intercom		X		1.			
Interior fire sprinklers		X		2.			
Keyless entry		X		3.			
Microwave oven	X			4.			
Pool/spa accessories		X		5.			
Pool/spa cover		X		6.			

(C) Explain any "yes" answers in Section 16: \_\_\_\_\_

### 17. POOLS, SPAS AND HOT TUBS

(A) Is there a swimming pool on the Property? If "yes,"

1. Above-ground or in-ground? \_\_\_\_\_
2. Saltwater or chlorine? \_\_\_\_\_
3. If heated, what is the heat source? \_\_\_\_\_
4. Vinyl-lined, fiberglass or concrete-lined? \_\_\_\_\_
5. What is the depth of the swimming pool? \_\_\_\_\_
6. Are you aware of any problems with the swimming pool?
7. Are you aware of any problems with any of the swimming pool equipment (cover, filter, ladder, lighting, pump, etc.)?

(B) Is there a spa or hot tub on the Property?

1. Are you aware of any problems with the spa or hot tub?
2. Are you aware of any problems with any of the spa or hot tub equipment (steps, lighting, jets, cover, etc.)?

(C) Explain any problems in Section 17: \_\_\_\_\_

	Yes	No	Unk	N/A
A		X		
A1				X
A2				X
A3				X
A4				X
A5				X
A6				X
A7				
B		X		
B1				X
B2				X

Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

## 18. WINDOWS

(A) Have any windows or skylights been replaced during your ownership of the Property?

	Yes	No	Unk	N/A
A	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

(B) Are you aware of any problems with the windows or skylights?

Explain any "yes" answers in Section 18. Include the location and extent of any problem(s) and any repair, replacement or remediation efforts, the name of the person or company who did the repairs and the date the work was done:

## 19. LAND/SOILS

### (A) Property

- Are you aware of any fill or expansive soil on the Property?
- Are you aware of any sliding, settling, earth movement, upheaval, subsidence, sinkholes or earth stability problems that have occurred on or affect the Property?
- Are you aware of sewage sludge (other than commercially available fertilizer products) being spread on the Property?
- Have you received written notice of sewage sludge being spread on an adjacent property?
- Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations on the Property?

	Yes	No	Unk	N/A
A1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Note to Buyer:** The Property may be subject to mine subsidence damage. Maps of the counties and mines where mine subsidence damage may occur and further information on mine subsidence insurance are available through Department of Environmental Protection Mine Subsidence Insurance Fund, (800) 922-1678 or ra-epmsi@pa.gov.

### (B) Preferential Assessment and Development Rights

Is the Property, or a portion of it, preferentially assessed for tax purposes, or subject to limited development rights under the:

- Farmland and Forest Land Assessment Act - 72 P.S. §5490.1, et seq. (Clean and Green Program)
- Open Space Act - 16 P.S. §11941, et seq.
- Agricultural Area Security Law - 3 P.S. §901, et seq. (Development Rights)
- Any other law/program:

	Yes	No	Unk	N/A
B1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Note to Buyer:** Pennsylvania has enacted the Right to Farm Act (3 P.S. § 951-957) in an effort to limit the circumstances under which agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged to investigate whether any agricultural operations covered by the Act operate in the vicinity of the Property.

### (C) Property Rights

Are you aware of the transfer, sale and/or lease of any of the following property rights (by you or a previous owner of the Property):

- Timber
- Coal
- Oil
- Natural gas
- Mineral or other rights (such as farming rights, hunting rights, quarrying rights) Explain:

	Yes	No	Unk	N/A
C1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Note to Buyer:** Before entering into an agreement of sale, Buyer can investigate the status of these rights by, among other means, engaging legal counsel, obtaining a title examination of unlimited years and searching the official records in the county Office of the Recorder of Deeds, and elsewhere. Buyer is also advised to investigate the terms of any existing leases, as Buyer may be subject to terms of those leases.

Explain any "yes" answers in Section 19:

## 20. FLOODING, DRAINAGE AND BOUNDARIES

### (A) Flooding/Drainage

- Is any part of this Property located in a wetlands area?
- Is the Property, or any part of it, designated a Special Flood Hazard Area (SFHA)?
- Do you maintain flood insurance on this Property?
- Are you aware of any past or present drainage or flooding problems affecting the Property?
- Are you aware of any drainage or flooding mitigation on the Property?
- Are you aware of the presence on the Property of any man-made feature that temporarily or permanently conveys or manages storm water, including any basin, pond, ditch, drain, swale, culvert, pipe or other feature?
- If "yes," are you responsible for maintaining or repairing that feature which conveys or manages storm water for the Property?

	Yes	No	Unk	N/A
A1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A7	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Seller's Initials JS Date 3-5-25 SPD Page 9 of 11 Buyer's Initials        / Date

Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

Explain any "yes" answers in Section 20(A). Include dates, the location and extent of flooding and the condition of any man-made storm water management features:

(B) Boundaries

1. Are you aware of encroachments, boundary line disputes, or easements affecting the Property?
2. Is the Property accessed directly (without crossing any other property) by or from a public road?
3. Can the Property be accessed from a private road or lane?
  - a. If "yes," is there a written right of way, easement or maintenance agreement?
  - b. If "yes," has the right of way, easement or maintenance agreement been recorded?
4. Are you aware of any shared or common areas (driveways, bridges, docks, walls, etc.) or maintenance agreements?

	Yes	No	Unk	N/A
B1		X		
B2	X			
B3		X		
3a				X
3b				X
B4		X		

**Note to Buyer:** Most properties have easements running across them for utility services and other reasons. In many cases, the easements do not restrict the ordinary use of the property, and Seller may not be readily aware of them. Buyers may wish to determine the existence of easements and restrictions by examining the property and ordering an Abstract of Title or searching the records in the Office of the Recorder of Deeds for the county before entering into an agreement of sale.

Explain any "yes" answers in Section 20(B):

21. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES

(A) Mold and Indoor Air Quality (other than radon)

1. Are you aware of any tests for mold, fungi, or indoor air quality in the Property?
2. Other than general household cleaning, have you taken any efforts to control or remediate mold or mold-like substances in the Property?

	Yes	No	Unk	N/A
A1		X		
A2		X		

**Note to Buyer:** Individuals may be affected differently, or not at all, by mold contamination. If mold contamination or indoor air quality is a concern, buyers are encouraged to engage the services of a qualified professional to do testing. Information on this issue is available from the United States Environmental Protection Agency and may be obtained by contacting IAQ INFO, P.O. Box 37133, Washington, D.C. 20013-7133, 1-800-438-4318.

(B) Radon

1. Are you aware of any tests for radon gas that have been performed in any buildings on the Property?
2. If "yes," provide test date and results
3. Are you aware of any radon removal system on the Property?

	Yes	No	Unk	N/A
B1		X		
B2				
B3		X		

(C) Lead Paint

If the Property was constructed, or if construction began, before 1978, you must disclose any knowledge of, and records and reports about, lead-based paint on the Property on a separate disclosure form.

1. Are you aware of any lead-based paint or lead-based paint hazards on the Property?
2. Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property?

	Yes	No	Unk	N/A
C1		X		
C2		X		

(D) Tanks

1. Are you aware of any existing underground tanks?
2. Are you aware of any underground tanks that have been removed or filled?

	Yes	No	Unk	N/A
D1		X		
D2		X		

(E) Dumping. Has any portion of the Property been used for waste or refuse disposal or storage?

If "yes," location:

	Yes	No	Unk	N/A
E		X		X

(F) Other

1. Are you aware of any past or present hazardous substances on the Property (structure or soil) such as, but not limited to, asbestos or polychlorinated biphenyls (PCBs)?
2. Are you aware of any other hazardous substances or environmental concerns that may affect the Property?
3. If "yes," have you received written notice regarding such concerns?
4. Are you aware of testing on the Property for any other hazardous substances or environmental concerns?

	Yes	No	Unk	N/A
F1		X		
F2		X		
F3				X
F4		X		

Explain any "yes" answers in Section 21. Include test results and the location of the hazardous substance(s) or environmental issue(s):

22. MISCELLANEOUS

(A) Deeds, Restrictions and Title

1. Are there any deed restrictions or restrictive covenants that apply to the Property?
2. Are you aware of any historic preservation restriction or ordinance or archeological designation associated with the Property?

	Yes	No	Unk	N/A
A1		X		
A2		X		

Seller's Initials JS Date 3-5-25 SPD Page 10 of 11 Buyer's Initials        /        Date

568 **Check yes, no, unknown (unk) or not applicable (N/A) for each question.** Be sure to check N/A when a question does not apply to the  
 569 **Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.**

570 3. Are you aware of any reason, including a defect in title or contractual obligation such as an option  
 571 or right of first refusal, that would prevent you from giving a warranty deed or conveying title to the  
 572 Property?

	Yes	No	Unk	N/A
A3		X		
B1		X		
B2		X		
B3		X		
C1		X		
C2		X		
D1		X		

573 **(B) Financial**

574 1. Are you aware of any public improvement, condominium or homeowner association assessments  
 575 against the Property that remain unpaid or of any violations of zoning, housing, building, safety or  
 576 fire ordinances or other use restriction ordinances that remain uncorrected?

577 2. Are you aware of any mortgages, judgments, encumbrances, liens, overdue payments on a support  
 578 obligation, or other debts against this Property or Seller that cannot be satisfied by the proceeds of  
 579 this sale?

580 3. Are you aware of any insurance claims filed relating to the Property during your ownership?

581 **(C) Legal**

582 1. Are you aware of any violations of federal, state, or local laws or regulations relating to this Prop-  
 583 erty?

584 2. Are you aware of any existing or threatened legal action affecting the Property?

585 **(D) Additional Material Defects**

586 1. Are you aware of any material defects to the Property, dwelling, or fixtures which are not dis-  
 587 closed elsewhere on this form?

588 ***Note to Buyer:** A material defect is a problem with a residential real property or any portion of it that would have a significant  
 589 adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a  
 590 structural element, system or subsystem is at or beyond the end of the normal useful life of such a structural element, system or  
 591 subsystem is not by itself a material defect.*

592 2. After completing this form, if Seller becomes aware of additional information about the Property, including through  
 593 inspection reports from a buyer, the Seller must update the Seller's Property Disclosure Statement and/or attach the  
 594 inspection report(s). These inspection reports are for informational purposes only.

595 **Explain any "yes" answers in Section 22:** \_\_\_\_\_

596  
 597 **23. ATTACHMENTS**

598 **(A) The following are part of this Disclosure if checked:**

599 ☐ Seller's Property Disclosure Statement Addendum (PAR Form SDA)

600 ☐

601 ☐

602 ☐

603 The undersigned Seller represents that the information set forth in this disclosure statement is accurate and complete to the best  
 604 of Seller's knowledge. Seller hereby authorizes the Listing Broker to provide this information to prospective buyers of the prop-  
 605 erty and to other real estate licensees. **SELLER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMA-**  
 606 **TION CONTAINED IN THIS STATEMENT.** If any information supplied on this form becomes inaccurate following comple-  
 607 tion of this form, Seller shall notify Buyer in writing.

608 SELLER Susan E. Seager Susan E. Seager DATE 3-5-25  
 609 SELLER \_\_\_\_\_ DATE \_\_\_\_\_  
 610 SELLER \_\_\_\_\_ DATE \_\_\_\_\_  
 611 SELLER \_\_\_\_\_ DATE \_\_\_\_\_  
 612 SELLER \_\_\_\_\_ DATE \_\_\_\_\_  
 613 SELLER \_\_\_\_\_ DATE \_\_\_\_\_

614 **RECEIPT AND ACKNOWLEDGEMENT BY BUYER**

615 The undersigned Buyer acknowledges receipt of this Statement. Buyer acknowledges that this Statement is not a warranty and  
 616 that, unless stated otherwise in the sales contract, Buyer is purchasing this property in its present condition. It is Buyer's re-  
 617 sponsibility to satisfy himself or herself as to the condition of the property. Buyer may request that the property be inspected, at  
 618 Buyer's expense and by qualified professionals, to determine the condition of the structure or its components.

619 BUYER \_\_\_\_\_ DATE \_\_\_\_\_  
 620 BUYER \_\_\_\_\_ DATE \_\_\_\_\_  
 621 BUYER \_\_\_\_\_ DATE \_\_\_\_\_

# RESIDENTIAL LEAD-BASED PAINT HAZARDS DISCLOSURE FORM

LPD

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR)

**THIS FORM MUST BE COMPLETED FOR ANY PROPERTY BUILT PRIOR TO 1978**

PROPERTY 6066 Shermans Valley Rd, Loysville, PA 17047

SELLER Susan E. Seager

## LEAD WARNING STATEMENT

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

## SELLER'S DISCLOSURE

☒ SEIS Seller has no knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property.

☐ / ☐ Seller has knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property. (Provide the basis for determining that lead-based paint and/or hazards exist, the location(s), the condition of the painted surfaces, and other available information concerning Seller's knowledge of the presence of lead-based paint and/or lead-based paint hazards.)

## SELLER'S RECORDS/REPORTS

☒ SEIS Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in or about the Property.

☐ / ☐ Seller has provided Buyer with all available records and reports regarding lead-based paint and/or lead-based paint hazards in or about the Property. (List documents): \_\_\_\_\_

Seller certifies that to the best of Seller's knowledge the above statements are true and accurate.

SELLER Susan E. Seager DATE 3-5-25

SELLER \_\_\_\_\_ DATE \_\_\_\_\_

SELLER \_\_\_\_\_ DATE \_\_\_\_\_

## BUYER

## DATE OF AGREEMENT

## BUYER'S ACKNOWLEDGMENT

☐ / ☐ Buyer has received the pamphlet *Protect Your Family from Lead in Your Home* and has read the Lead Warning Statement.

☐ / ☐ Buyer has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records and reports regarding lead-based paint and/or lead-based paint hazards identified above.

Buyer has (initial one):

☐ / ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

☐ / ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Buyer certifies that to the best of Buyer's knowledge the statements contained in Buyer's acknowledgement are true and accurate.

BUYER \_\_\_\_\_ DATE \_\_\_\_\_

BUYER \_\_\_\_\_ DATE \_\_\_\_\_

BUYER \_\_\_\_\_ DATE \_\_\_\_\_

## AGENT ACKNOWLEDGEMENT AND CERTIFICATION

Agent/Licensee represents that Agent has informed Seller of Seller's obligations under the Residential Lead-Based-Paint Hazard Reduction Act, 42 U.S.C. §4852(d), and is aware of Agent's responsibility to ensure compliance.

The following have reviewed the information above and certify that the Agent statements are true to the best of their knowledge and belief.

**Seller Agent and Buyer Agent must both sign this form.**

BROKER FOR SELLER (Company Name) \_\_\_\_\_

LICENSEE J. Meryl Stoltzfus DATE 3-5-2025

BROKER FOR BUYER (Company Name) \_\_\_\_\_

LICENSEE \_\_\_\_\_ DATE \_\_\_\_\_



Tract A - Part of UPI:142,122.00-046.000  
Tract B - UPI: 142,122.00-043.002  
Southwest Madison Township, Perry County

# This Deed,

**MADE** the 9<sup>th</sup> day of June, in the year two thousand twenty-two (2022).

**BETWEEN SUSAN E. SEAGER**, single person, of Southwest Madison Township, Perry County, Pennsylvania, GRANTOR,

*AND*

**SUSAN E. SEAGER**, single person, of Southwest Madison Township, Perry County, Pennsylvania, GRANTEE.

**WITNESSETH**, that in consideration of ONE (\$1.00) DOLLAR, in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey to the said Grantees, their heirs and assigns,

**ALL THOSE CERTAIN PIECES, PARCELS AND TRACTS OF LAND** situate in Southwest Madison Township, Perry County, Pennsylvania, more particularly bounded and described as follows, to wit:

## **TRACT A:**

**BEGINNING** at an iron pin on line of lands now or formerly of Harold R. Casner and at the Southwestern corner of Lot No. 1 of the hereinafter mentioned Final Lot Addition Plan which point is South 3 degrees 31 minutes 25 seconds East of an Existing Railroad Spike known as the Primary Control Point; thence by Lot No. 1 of said Final Lot Addition Plan, South 86 degrees 15 minutes 00 seconds East 219.80 feet to an Iron Pin; thence by the Eastern side of Lot No. 1 of said Final Lot Addition Plan, through a Concrete Monument offset 30.00 feet and angularly across State Route 274, North 3 degrees 45 minutes 00 seconds East 240.80 feet to a point in the center of said roadway; thence by the center of said roadway the following courses and distances: South 86 degrees 15 minutes 00 seconds East 46.27 feet to a nail in the center of said roadway; South 86

degrees 40 minutes 49 seconds East 449.16 feet to a Spike in said roadway.; South 72 degrees 24 minutes 23 seconds East 127.05 feet to Spike in roadway; South 62 degrees 54 minutes 23 seconds East 127.05 feet to a Spike in roadway; South 46 degrees 54 minutes 23 seconds East 171.60 feet to a Spike in center of said roadway; South 43 degrees 54 minutes 23 seconds East 93.28 feet to a point in the center of said roadway; thence angularly across State Route 274, by lands now or formerly of Grantor herein and through an Iron Pin offset 25.26 feet, South 20 degrees 41 minutes 40 seconds West 76.82 feet to an Iron Pin; thence continuing by lands now or formerly of Grantor herein, South 51 degrees 08 minutes 02 seconds West 43.94 feet to a Post; thence by the same, South 87 degrees 24 minutes 09 seconds West 212.11 feet to an Iron Pin; thence by the same, South 2 degrees 35 minutes 51 seconds East 109.15 feet to a Concrete Monument on line of lands now or formerly of Larry E. Shelmire; thence by lands now or formerly of Shelmire, South 87 degrees 24 minutes 09 seconds West 290.50 feet to an Iron Pin; thence by the same, North 89 degrees 46 minutes 56 seconds West 576.37 feet to an Iron Pin at the Southeastern corner of lands now or formerly of Lamar H. Zimmerman; thence by lands now or formerly of Zimmerman, North 3 degrees 30 minutes 00 seconds West 215.20 feet to an Existing Iron Pin at the Southeastern corner of lands now or formerly of Harold R. Casner; thence by lands now or formerly of Casner, North 3 degrees 31 minutes 25 seconds West 97.84 feet to an Iron Pin on line of lands now or formerly of Harold R. Casner and at the Southwestern corner of Lot No. 1 of the hereinafter mentioned Final Lot Addition Plan which point is South 3 degrees 31 minutes 25 seconds East of an Existing Railroad Spike known as the Primary Control Point, the place of **BEGINNING**, containing 10.647 acres and being the combination of the 9.579 Acre Agricultural Lot of Susan E. Seager and Lot #2 (1.068 acres) of a Final Lot Addition Plan dated October 18, 2021 and recorded on November 30, 2021 to Perry County Instrument Number 202110241. Having thereon erected an Existing Barn.

**SUBJECT TO** Plan Notes, Conditions and Restrictions contained in the above mentioned Final Lot Addition Plan.

**BEING** part of the property which was conveyed to Susan E. Seager, by deed of Donald E. Seager and Susan E. Seager, dated May 17, 2021, and recorded June 4, 2021, to Perry County Instrument Number 202104806 **AND BEING** Tract 1 of the property which was conveyed to Susan E. Seager, by deed of Donald E. Seager and Susan E. Seager, dated May 17, 2021, and recorded June 4, 2021, to Perry County Instrument Number 202104805.

**TRACT B:**

**BEGINNING** at a point in a stream near the right-of-way for S. R. 274 which point is located 27.81 feet from a concrete monument on line; thence through said concrete monument and by lands now or formerly of Tony T. Campbell and lands now or formerly of Clair S. Mummau,

South 87 degrees 24 minutes 09 seconds West 441.52 feet to a concrete marker; thence by other lands now or formerly of Donald E. Seager, et ux, North 02 degrees 35 minutes 51 seconds West 109.15 feet to an iron pin; thence by the same, North 87 degrees 24 minutes 09 seconds East 212.11 feet to a post; thence by the same, North 51 degrees 08 minutes 02 seconds East 43.94 feet to an iron pin; thence by the same, North 20 degrees 41 minutes 40 seconds East 51.56 feet to an iron pin; thence by the same and angularly across S. R. 274, North 20 degrees 41 minutes 40 seconds East 25.26 feet to a point in the center of S. R. 274; thence by the center of said highway, South 43 degrees 54 minutes 23 seconds East 94.82 feet to a point in the center of said highway; thence through said highway, South 45 degrees 54 minutes 23 seconds East 112.17 feet to a point near the legal right-of-way for said highway; thence by the same, on a curve to the right with a radius of 572.55 feet and an arc distance of 166.06 feet and a chord bearing, North 51 degree 39 minutes 49 seconds West 165.48 feet to a point near the legal right-of-way for S. R. 274; thence by lands now or formerly of PennDOT, South 46 degrees 38 minutes 42 seconds West 13.50 feet to a point; thence on a curve to the right with a radius of 586.05 feet and an arc distance of 26.35 feet and a chord bearing, South 44 degrees 38 minutes 35 seconds East 26.35 feet to a point; thence by the same, South 44 degrees 04 minutes 08 seconds West 5 feet to a point; thence by the same on a curve to the left with a radius of 591.05 feet and an arc length of 79.72 feet and a chord bearing, South 49 degrees 47 minutes 42 seconds East 79.66 feet to a point; thence by the same, South 36 degrees 20 minutes 27 seconds West 15 feet to a point; thence by the same on a curve to the left with a radius of 606.05 feet and an arc length of 115.60 feet and a chord bearing, South 59 degrees 07 minutes 25 seconds East 115.43 feet to a point in the stream, the place of **BEGINNING**, containing 1.064 acres, more or less, and having thereon erected a two-story frame dwelling and outbuildings and being Lot No. 2 of a subdivision plan prepared for Donald E. Seager, et ux, by Stephen P. Reisinger, Registered Professional Land Surveyor, on September 2, 1997, as recorded in Perry County Plan Book 45, page 81.

**GRANTING ALSO** to the Grantee, her heirs and assigns, the sewer easement more particularly described in Perry County Record Book 1411, Page 216.

**BEING** the same Tract 2 which was conveyed to Susan E. Seager, by deed of Donald E. Seager and Susan E. Seager, dated May 17, 2021, and recorded June 4, 2021, to Perry County Instrument Number 202104805.

**This is a deed to reconfigure lots previously transferred to Grantor and, therefore, is not subject to Pennsylvania Realty Transfer Tax.**

## AGREEMENT OF SALE

THIS AGREEMENT OF SALE IS MADE this 27<sup>th</sup> day of June, two thousand and twenty-five(2025),

BETWEEN SUSAN E. SEAGER, of 6144 Shermans Valley Road, Loysville, Pennsylvania, 17047, Seller(s), or Party of the First Part

AND

---

Buyer (Buyers) or Party of the Second Part

WITNESSETH: that the said Party of the First Part, in consideration of the covenants and agreements hereinafter contained, on the part of the said Party of the Second Part to be kept and performed, has agreed, and does hereby agree to sell and convey unto the said Party of the Second Part, his/her/their heirs and assigns,

All that certain piece, parcel or tract of land, situate in Southwest Madison Township, in the County of Perry, and State of Pennsylvania, being more particularly described on that deed conveyed to Susan E. Seager, by deed of Susan E. Seager, dated June 9, 2022, and recorded June 9, 2022, as Perry County Recorder of Deed Instrument #202204372, attached as Exhibit "A.

for the sum of \_\_\_\_\_

DOLLARS AND NO/100 (\$ \_\_\_\_\_) to be paid as follows:

The sum of TWENTY-FIVE THOUSAND and NO/100 (\$25,000.00) shall be paid at the time of the signing of this Agreement as a down payment in cash or PA check (which sum may be retained by the Party of the First Part, at its option, as liquidated damages, in the case of default of the said Party of the Second Part in the performance of the terms of this Agreement), the receipt of which is hereby acknowledged, and the remaining sum shall be paid at settlement.

The balance shall be paid at settlement in the form of certified funds. Settlement shall be on or before August 27, 2025.

Time is of the essence of this Agreement.

The said Party of the First Part will assume risk of loss pending settlement.

This purchase and transaction is not contingent upon financing or any other matter other than any Seller obligation as to title set forth herein; Buyer understands that a failure to complete settlement will result in a forfeiture of the down payment and other possible damages and liabilities. The down payment may also be forfeited, and additional damages may be due, if Buyer fails to perform as required herein or otherwise is in breach of the within agreement.

And upon the payment of the said sum, the said Party of the First Part will, at the Allen E. Hench Law Office, P.C or any place agreeable to both parties, make, execute and deliver to the said Party of the Second Part, a Deed for the conveying of the said premises in fee simple, free from all liens, such conveyance to contain the covenant of Special Warranty,

EXCEPT, HOWEVER, the property is, and shall be, under and subject to the following:

Existing ordinances,  
Existing easements of roads or other easements of record or visible, or known,  
Existing privileges or rights of public services companies, if any.  
Easements, restrictions, conditions, surveys, plans, notes, matters, or other items of record,  
or visible, or which a competent survey would disclose.  
Otherwise, the title to the herein described land shall be good and marketable or such as  
will be insured by any reputable title insurance company.

**UNDER AND SUBJECT TO** the same rights, privileges, agreements, rights-of-way, easements, conditions, exceptions, restrictions, and reservations as exist by virtue of prior recorded instruments, plans, Deeds of conveyances, or visible on ground.

And the said Party of the Second Part agrees with the said Party of the First Part, to purchase the said premises and to pay therefore the sum of:

\_\_\_\_\_ DOLLARS AND NO/100

(\$ \_\_\_\_\_), in the manner and at the times hereinbefore provided.

AND IT IS FURTHER AGREED, by and between the said parties, that possession of said premises shall be delivered to the Party of the Second Part, their heirs, or assigns, on the day of settlement until which time the Party of the First Part shall be entitled to have and receive the rents, issues and profits thereof.

The Party of the First Part agrees to transfer and convey to the said Party of the Second Part all those certain pieces, parcels or tracts of land situate in Southwest Madison Township, in the County of Perry, and State of Pennsylvania, being more particularly described as set forth on Exhibit "A".

The state realty transfer taxes and the local realty transfer taxes will be paid in full by Party of the Second Part.

The annual property taxes and any municipal charges shall be prorated as of the date of settlement.

Party of the First Part shall pay for the preparation of the deed and a settlement fee and any auctioneer commissions.

Party of the Second Part shall pay for any title search, bank fees, bank document preparation costs, all recording costs, and any and all financial fees or charges whatever. Party of the First Part shall not pay any cost of the buyer(s) for any type of financing including VA or FHA financing, or any changes, improvements, or other matters required by VA or FHA or lender.

This property is not serviced by a public sewage system and is not serviced by a public water system.

Buyer is advised that access to a public road may require issuance of a highway occupancy permit from the Department of Transportation of the Commonwealth of Pennsylvania or the appropriate municipality.

No personal property or other items except the real estate hereinbefore described is (are) included in this transaction except as follows: NONE

**The property is sold "as is" and no warranties of any kind are made** other than the special warranty of title, as previously mentioned.

This agreement shall not be recorded.

Formal tender of the deed is hereby waived.

The parties hereto intend to be legally bound hereby and further intend that this Agreement shall be binding upon their heirs, executors, administrators, successors and assigns of the parties hereto, and that the said Agreement shall not be assignable by any party hereto without the written consent of the other party.

All prior written or oral representations, promises, agreements are merged herein and void and of no effect if not set forth in the within.

THIS AGREEMENT CONTAINS THE WHOLE AGREEMENT BETWEEN THE SELLER AND BUYER. THERE ARE NO OTHER TERMS, OBLIGATIONS, COVENANTS, REPRESENTATIONS, STATEMENTS OR CONDITIONS, ORAL OR OTHERWISE, OF ANY KIND WHATSOEVER CONCERNING THIS EXCEPT AS CONTAINED HEREIN.

**This is a contract under seal and may be enforced under 42 PA.C.S. Section 5529(B).**

IN WITNESS WHEREOF, the said parties to this agreement have hereunto set their hands and seals the day and year first above written.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

\_\_\_\_\_ BY: \_\_\_\_\_ (SEAL)  
SUSAN E. SEAGER

\_\_\_\_\_ (SEAL)

\_\_\_\_\_ (SEAL)



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