

# 14.20 ACRES

## PUBLIC AUCTION

HOUSE | BARN | SHOP | PERSONAL PROPERTY

PERRY COUNTY



### 911 Robinson Rd. | Blain, PA 17006

Directions: From New Bloomfield, take PA-274 W for 18.7 miles and turn left onto Manassa Rd. Go 1.9 miles and turn right onto Back Hollow Rd. Go .3 of a mile and turn left onto Robinson Rd. Go .8 of a mile to property on right.

#### PROPERTY FEATURES

- 6-Bedroom, 3-Bath Country Estate on 14.20 acres
- Full walkout basement with second kitchen
- Backyard oasis with brick patio and outdoor fireplace
- Deck overlooking a private volleyball court
- 40' x 60' barn with 8 horse stalls
- Heated 40' x 60' shop (office, breakroom, bathroom)
- 34' x 72' former sawmill
- Outdoor wood furnace for low heating costs
- 4 acres of fenced pasture with a spring-fed pond
- 9 wooded acres
- Minutes from Fowlers Hollow State Park and Tuscarora State Forest
- Ideal for entertainers, horse enthusiasts, outdoor lovers, and home business owners

#### OPEN HOUSE

Tue. June 3, 5-7 pm &  
Sat. June 7, 10 am-12 pm  
For a private tour call:  
Gerald 717-582-6589  
Meryl 717-629-6036

#### TERMS

\$40,000 down payment on the day of the auction. Settlement on or before August 28, 2025. 2% transfer tax to be paid by the buyer. Real estate taxes to be prorated from settlement day. **Estimated Annual Taxes \$8,900.**

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

*All information is deemed accurate but not guaranteed*

### AUCTION DATE

Saturday,

**JUNE 28,  
2025**

Personal Property  
@ 9 am  
Real Estate  
@ 12:00 Noon

**AUCTIONEER REMARKS** *Welcome to this secluded 2.5-story estate offering 5,683 sq ft of thoughtfully designed living space. Whether you're hosting family get-togethers or enjoying a peaceful evening under the stars, this space is a true retreat. This property offers privacy, beauty, and unmatched versatility in a truly breathtaking natural setting. Don't miss your chance to own this one-of-a-kind country estate—where every acre has a purpose.*



**BEILER-CAMPBELL**  
AUCTION SERVICES

beiler-campbellauctions.com • 888-209-6160 AY#002026

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



**SELLERS**  
**Emanuel & Rebecca**  
**Allgyer**





## LAWN & GARDEN

gardening supplies, small windmill, patio chairs, birdhouses, shepherds' hooks, wooden wheels, garden hose.

## TOOLS

Stihl FS 130 R & FS90R trimmers, Dewalt battery trimmer, Dewalt battery tools, concrete trowel w/ Honda engine, step ladders, bag wagon, gate latches, antique pump, hand pump, antique water pump, generator, stove pipe, scooters, bikes, battery lights, toolbox chest, glass insulators.

## FURNITURE

swivel bar stools, pie safe, **multiple** bedroom suites, oak dresser w/ mirror, chest of drawers, end tables, extension table & chairs, table w/ padded chairs, toy box, magazine rack, wooden light stand, wooden child's rocker, antique school desk, clock, antique secretary desk with hutch top, oak hutch w/ glass doors, pine dry sink cabinet, oak rolltop desk, rustic bookcase, cedar chest, antique trunk, crib w/ drawers, recliners, arm chairs, matching love seat, sofa.

All information provided is deemed to be accurate but not guaranteed.

## HOUSEHOLD

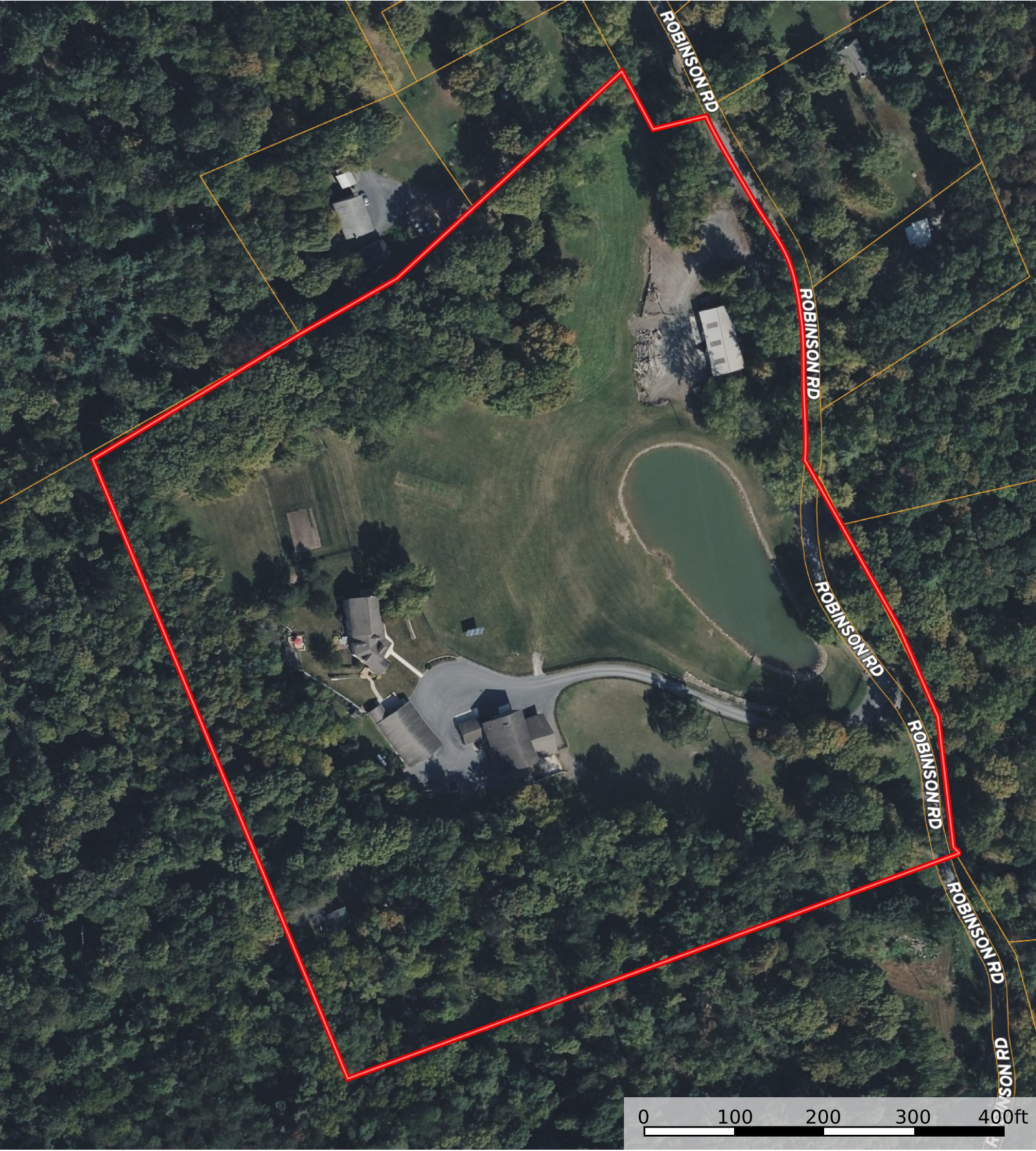
Pro Croquet set, Ping pong table, shuffleboard table, foosball table, golf clubs, dartboard, games, tent, used doors & windows, breadbox, glassware, pitchers, baskets, décor, pictures, puzzles, window treatments, skates, rollerblades, Magazines: Ladies Journal, Farmhouse, CountryHome, GardenGate, Nature Friend, cookbooks, fans, touch lamps, plates, silverware, coffee maker, meat grinder, jars of buttons, toys, old feed sacks, box of Little Blue Books Home Series.

## Auctioneer's Note:

**Good clean items, many more items not listed.**

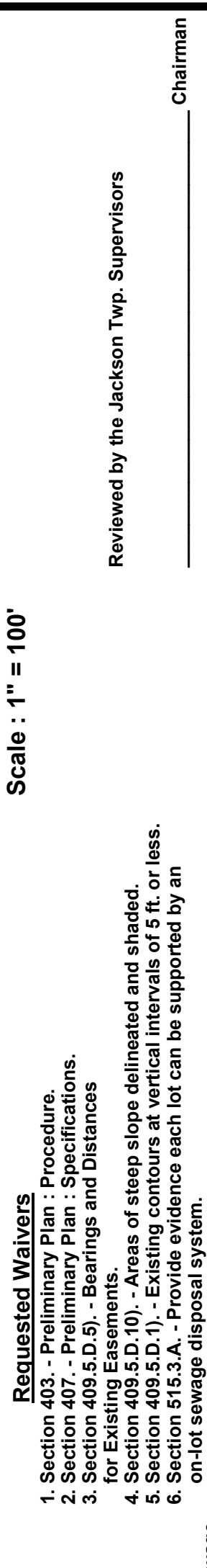
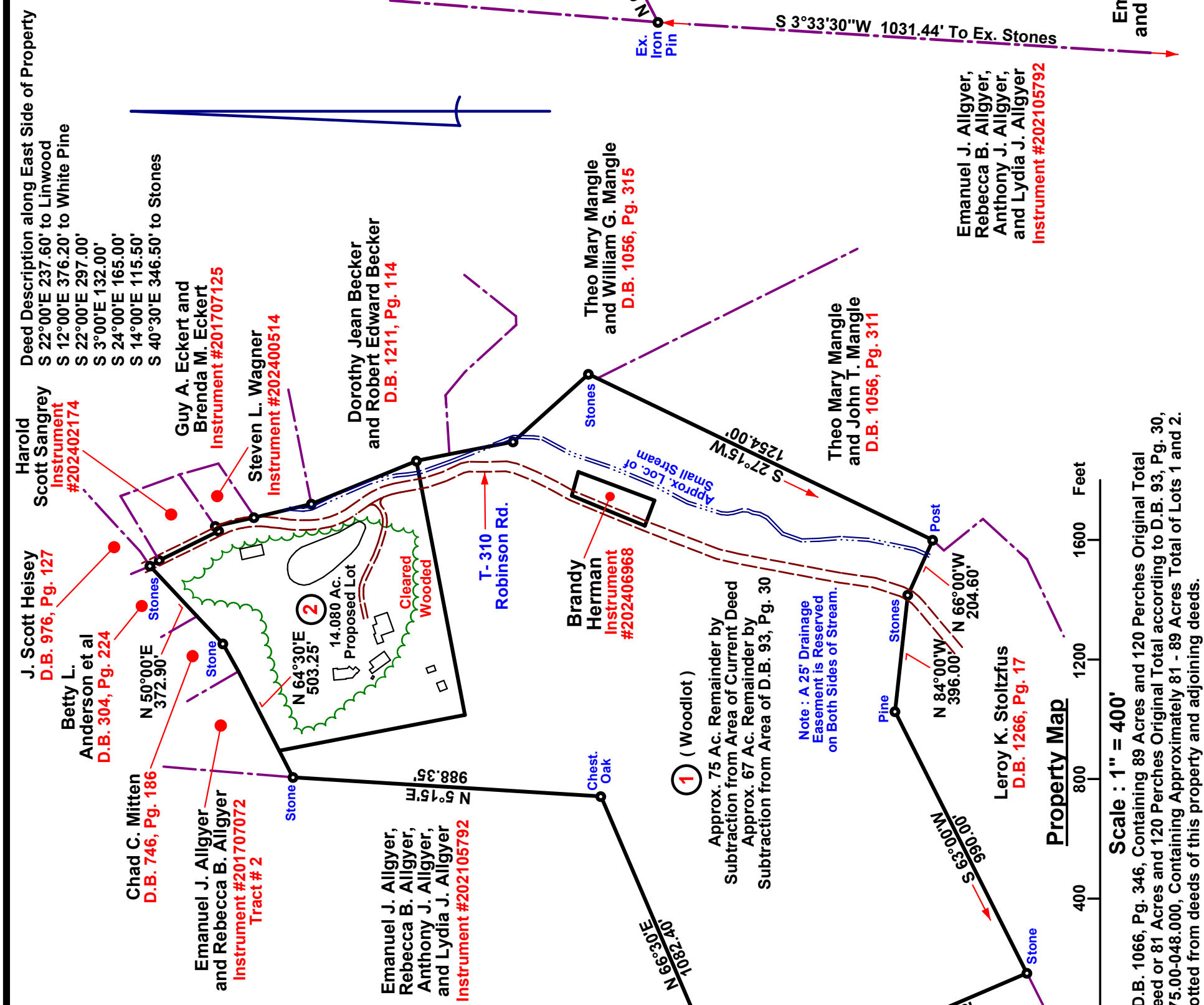


911 Robinson Rd, Blain, PA, 17006  
Pennsylvania, AC +/-



Boundary





Lot Number	1	2
Area	67.75 Ac. +/-	14,080 Ac.
Proposed Use	Woodlot	Residential
Open Space Area	None	None
Area of Public R/W	1.20 Ac. +/-	0.91 Ac. +/-
Sewage Disposal	None	On-Lot
Water Supply	None	Well
Earth Disturbance	None	None
Minimum Required Building Setback Line Front : 50' from Cr. of T- 310 Side : 15' - Rear : 25'		

It is hereby certified that the undersigned have 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,

Owner \_\_\_\_\_

Owner \_\_\_\_\_

**Who acknowledge this plan to be their act and deed and desire the same to be recorded as such.**

**Witness my hand and notarial seal**

This \_\_\_\_\_ day of \_\_\_\_\_, 2025

Notary \_\_\_\_\_

Commonwealth of Pennsylvania - Notary Seal  
Thomas L. Palm, Notary Public

My Commission Expires February 13, 2026

Commission number 1186915

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## Plan Notes

1. This plan is for subdivision of Lot 2 which contains an existing house, well, sewage disposal system, and an alternate sewage disposal site. Lot 1 shall be retained as a Non-Building Woodlot only, as of the date of this plan recording. No Earth Disturbance is proposed by this plan.
2. No portion of Lot 1 has been approved by Jackson Twp. or D. E. P. for the installation of 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 Lot 1 shown herein in accordance with the Penna. Sewage Facilities Act (35 P. S. SECTIONS 750.1 ET. SEQ.) and regulations promulgated thereunder. Prior to signing, executing, implementing or recording any sales contract or subdivision plan, any purchaser or subdivider of any portion of this property should contact appropriate officials of Jackson Twp., which is charged with administering the Sewage Facilities Act to determine what sewage facilities planning is required and the procedure and requirements for obtaining appropriate permits for approval.
3. Lot 2 only, was surveyed at the current date.
4. Contours were taken from U. S. G. S. 7.5' Andersonburg Quad.
5. There is no 100-Year Flood Hazard Area located on this subdivision according to Jackson Township Flood Insurance Rate Maps.
6. Mapped Wetlands shown herein were taken from National Wetlands Inventory Mapping.
7. Any proposed well on this subdivision must be at least 100 ft. from all approved sewage disposal sites and any existing seepage beds. All approved sewage disposal sites shown herein must be reserved strictly for sewage disposal only.
8. There are no known archaeological resources, historical features, or important natural habitat located on this subdivision.
9. A 50' Conservation Easement shall be reserved around all Mapped Wetlands shown herein.

## Plan Notes

1. This plan is for subdivision of Lot 2 which contains an existing house, well, sewage disposal system, and an alternate sewage disposal site. Lot 1 shall be retained as a Non-Building Woodlot only, as of the date of this plan recording. No Earth Disturbance is proposed by this plan.
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3. Lot 2 only, was surveyed on the current date.
4. Contours were taken from U. S. G. S. 7.5' Undersongburg Quad.
5. There is no 100-Year Flood Hazard Area located on this subdivision according to Jackson Township Flood Insurance Rate Maps.
6. Mapped Wetlands shown hereon were taken from National Wetlands Inventory Mapping.
7. Any proposed well on this subdivision must be at least 100 ft. from all approved sewage disposal sites and any existing seepage beds. All approved sewage disposal sites shown hereon must be reserved strictly for sewage disposal only.
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**Requested Waivers**

1. Section 403 - Preliminary Plan : Procedure.
2. Section 407 - Preliminary Plan : Specifications.
3. Section 409.5(D.5) - Bearings and Distances for Existing Easements.
4. Section 409.5(D.10) - Areas of steep slope delineated and shaded.
5. Section 409.5(D.11) - Existing contours at vertical intervals of 5 ft. or less.
6. Section 515.3.A - Provide evidence each lot can be supported by an on-lot sewage disposal system.

**Final Minor Subdivision Plan  
In Jackson Twp. - Perry Co. - PA**

Prepared for Emanuel Jay Allgyer  
and Rebecca B. Allgyer  
911 Robinson Road  
Blain, PA 17006  
Phone : 717-443-3254

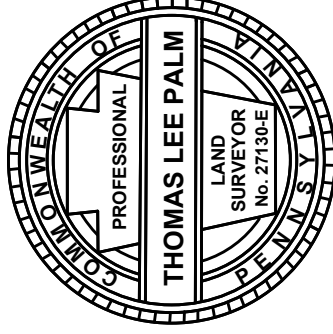
**By Thomas L. Palm**

**2177 Valentine Road**

lckesburg, PA 17037

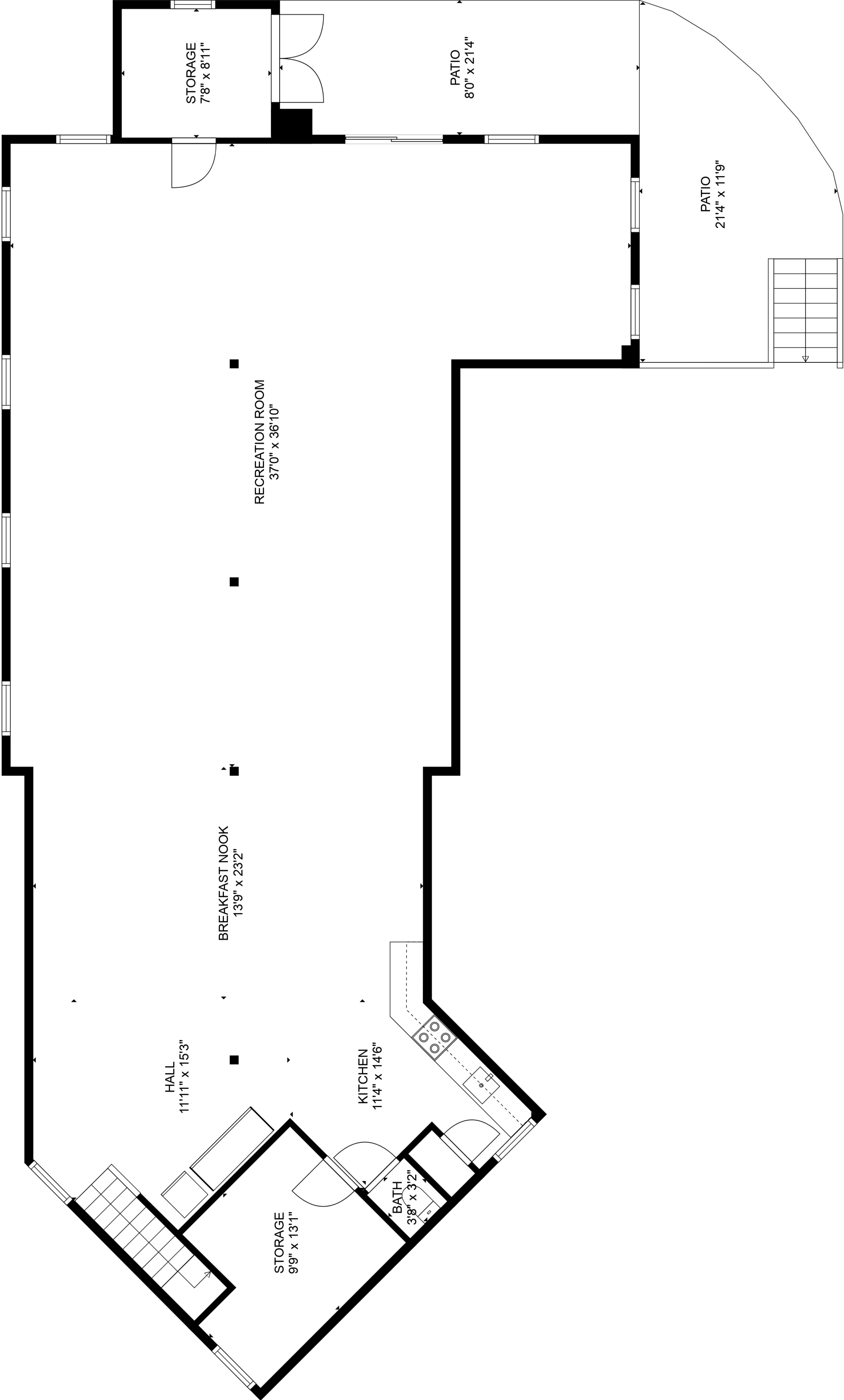
Phone : 717-789-3097 February 19, 2025

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



**Palm's Surveying**  
palmssurveying1@gmail.com  
Since 1869





TOTAL: 5384 sq. ft

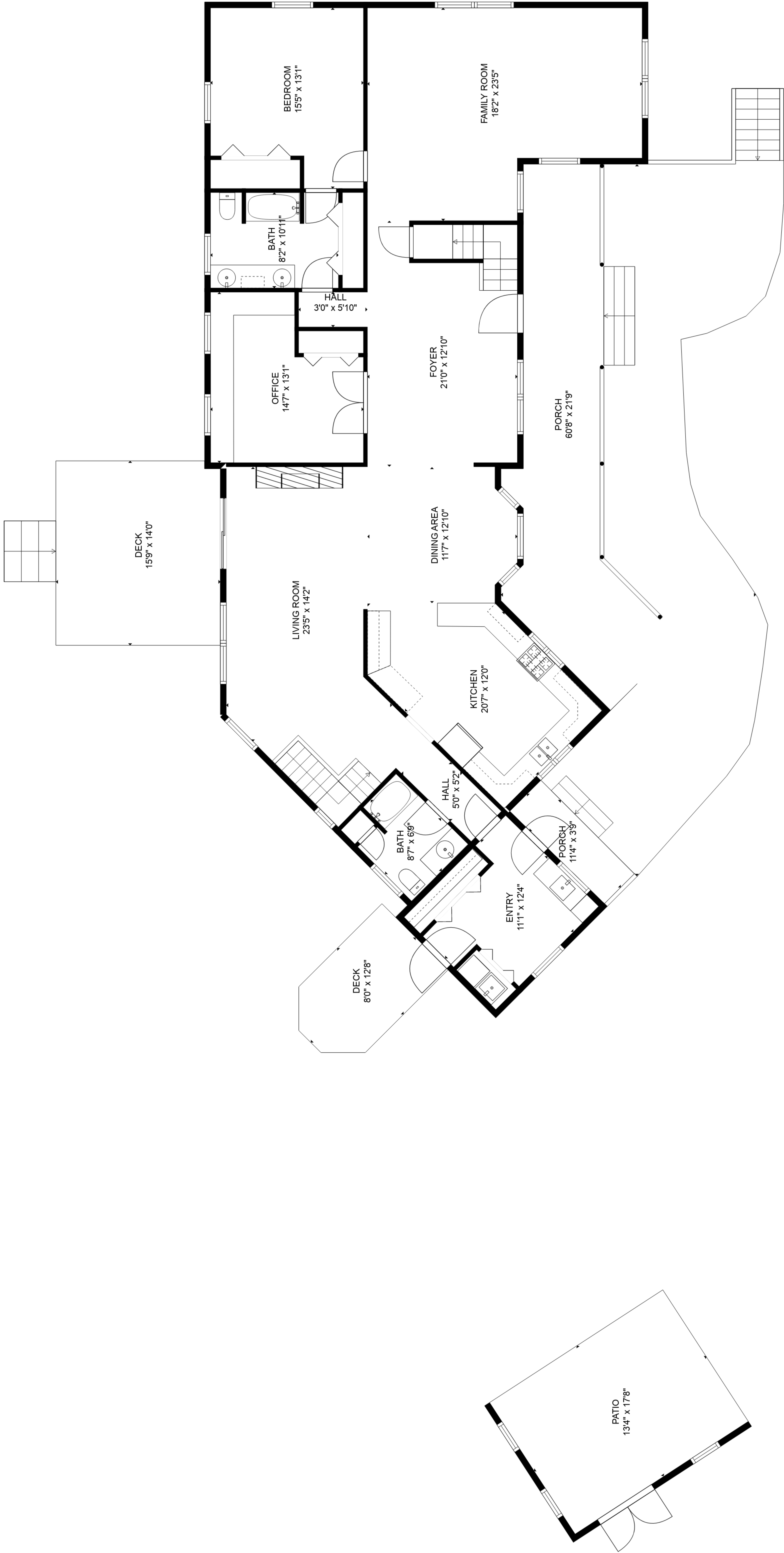
BELOW GROUND: 1735 sq. ft, FLOOR 2: 2102 sq. ft, FLOOR 3: 1547 sq. ft

EXCLUDED AREAS: STORAGE: 176 sq. ft, PATIO: 616 sq. ft, PORCH: 1047 sq. ft,

DECK: 337 sq. ft, LOW CEILING: 102 sq. ft

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





TOTAL: 5384 sq. ft

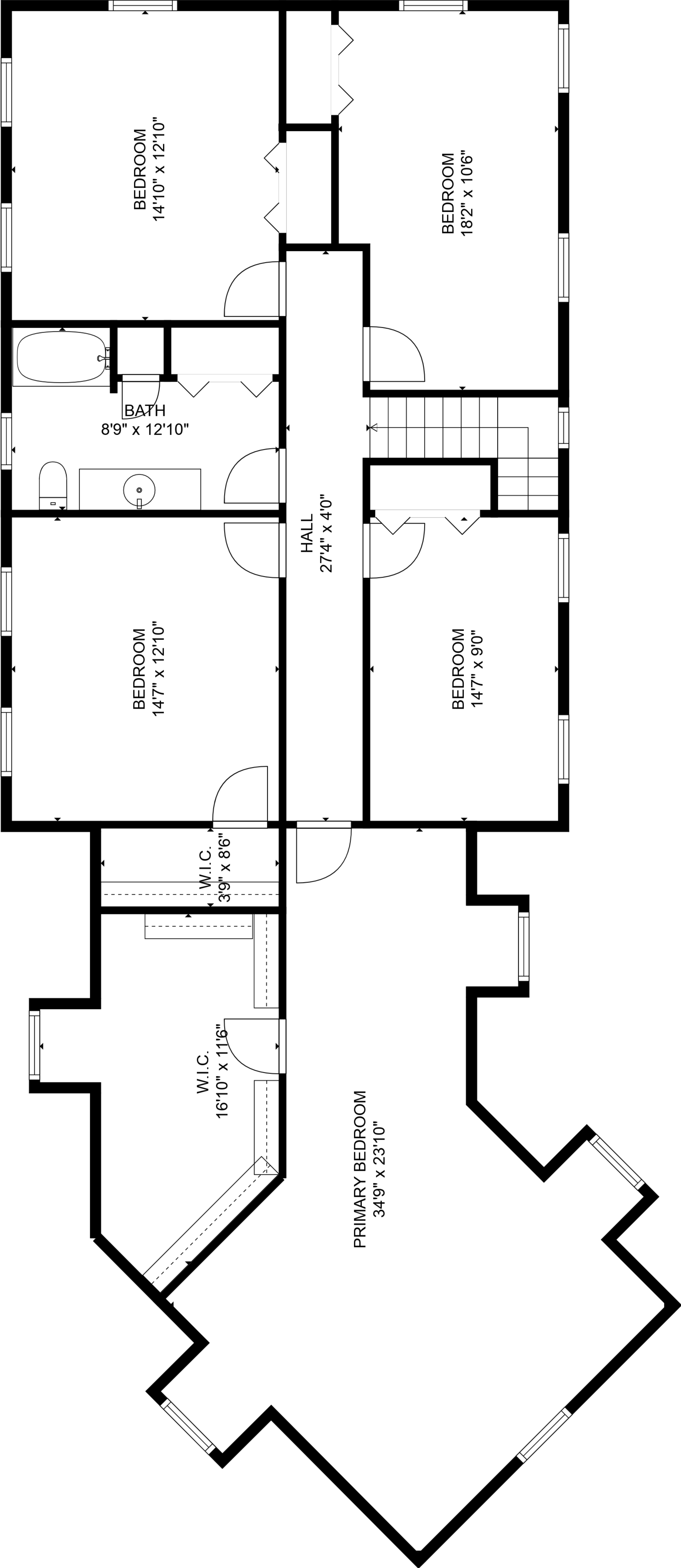
BELOW GROUND: 1735 sq. ft, FLOOR 2: 2102 sq. ft, FLOOR 3: 1547 sq. ft

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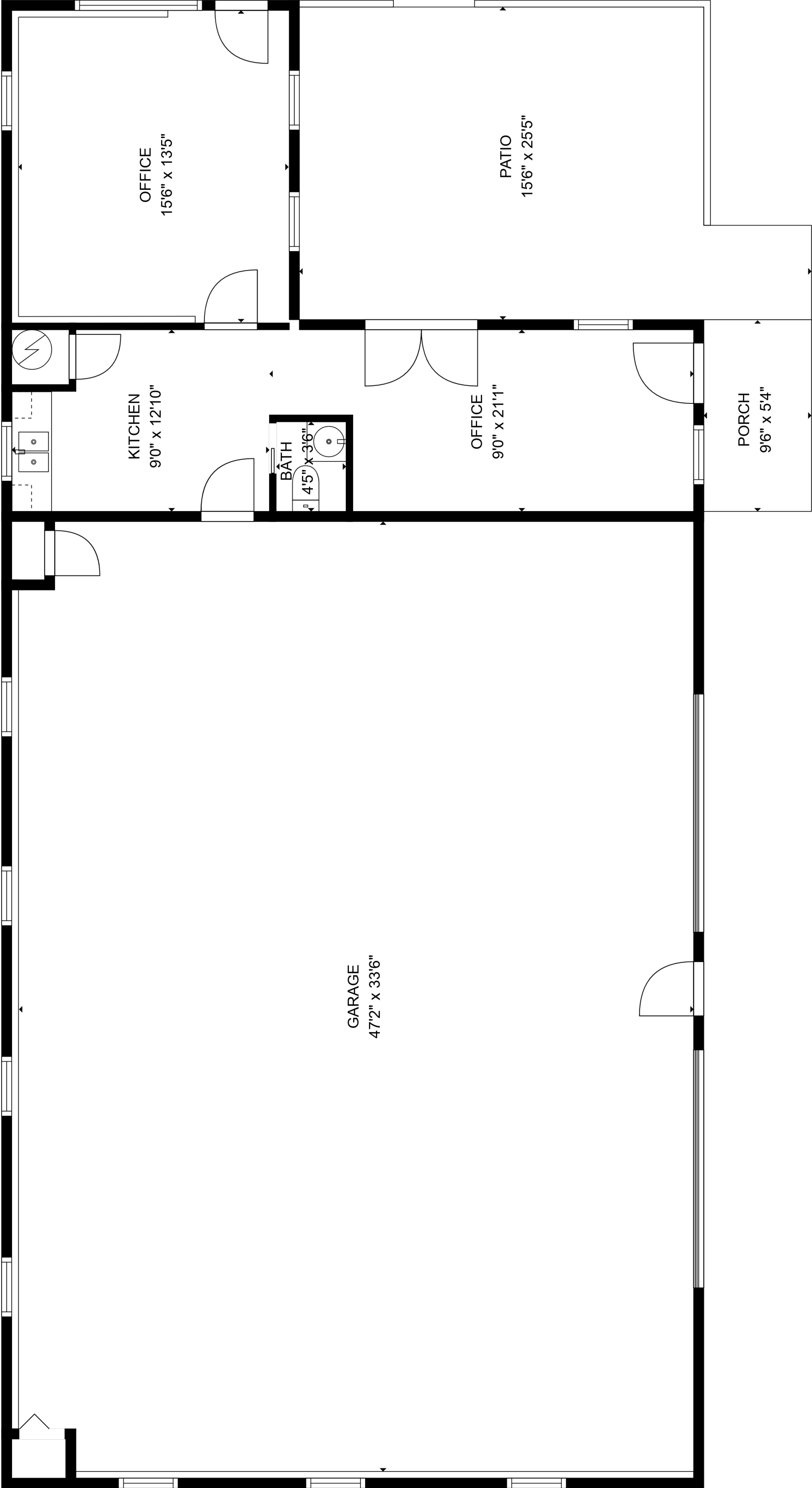
BELOW GROUND: 1735 sq. ft, FLOOR 2: 2102 sq. ft, FLOOR 3: 1547 sq. ft

EXCLUDED AREAS: STORAGE: 176 sq. ft, PATIO: 616 sq. ft, PORCH: 1047 sq. ft,

DECK: 337 sq. ft, LOW CEILING: 102 sq. ft

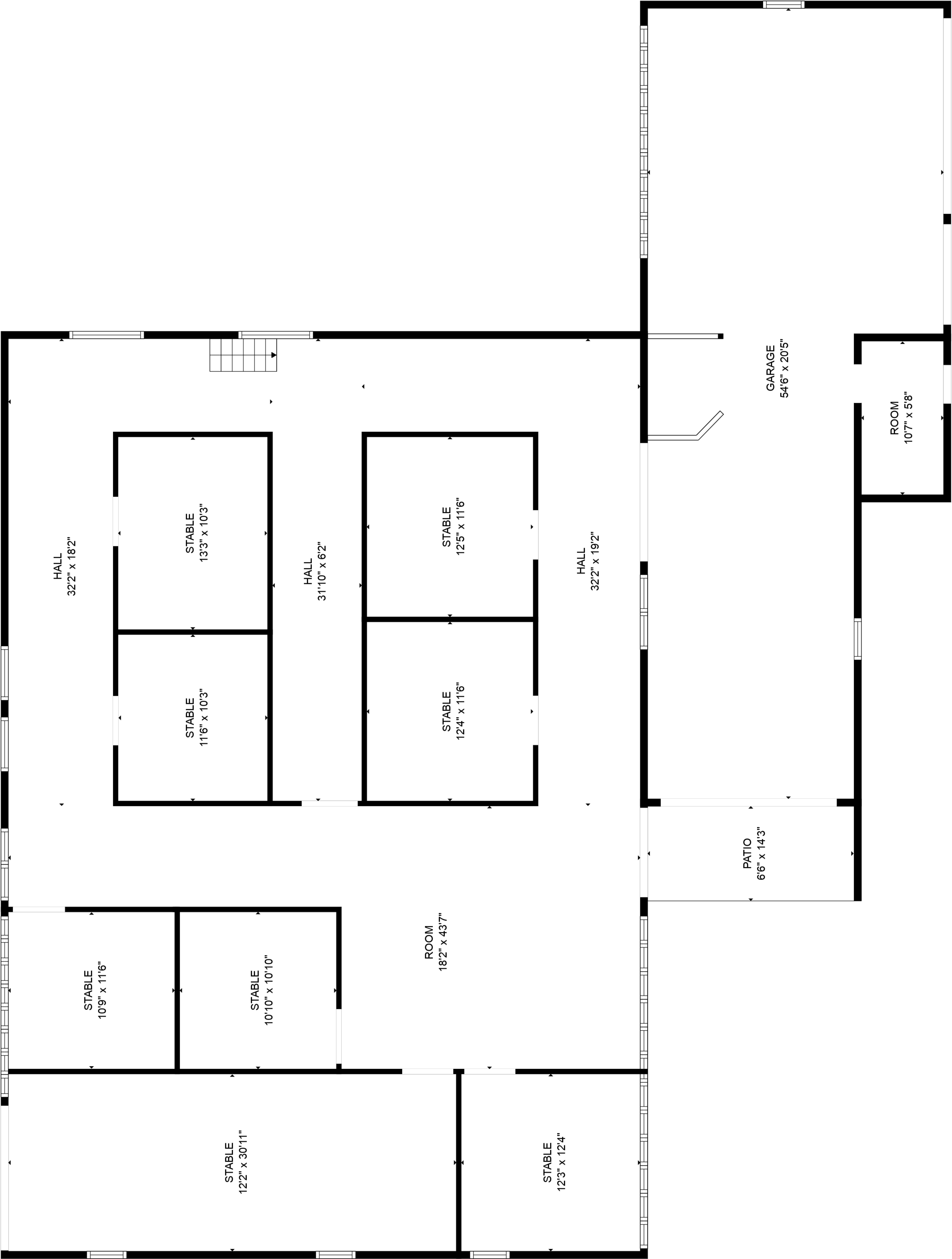
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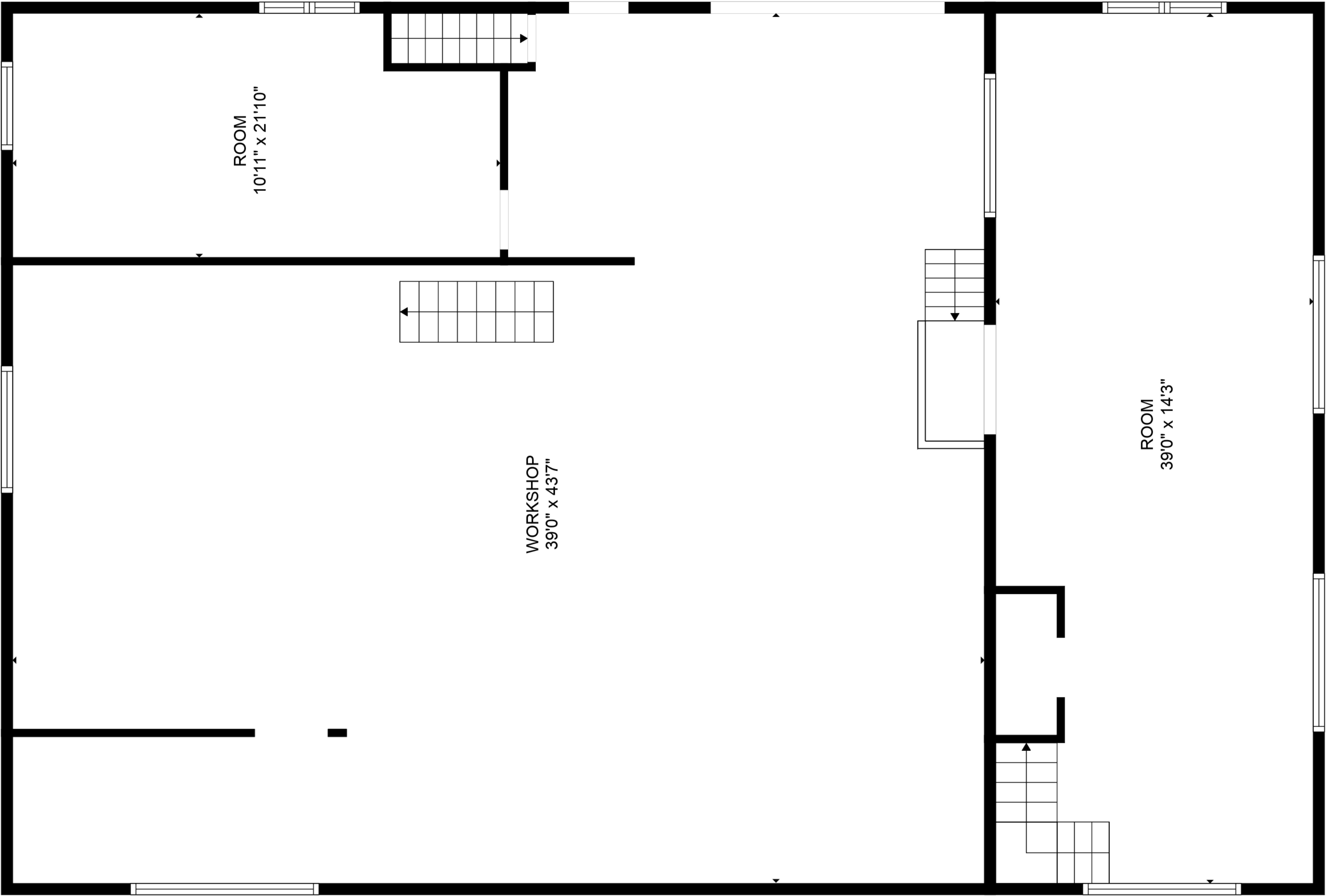


**TOTAL: 524 sq. ft**  
FLOOR 1: 524 sq. ft  
EXCLUDED AREAS: GARAGE: 1604 sq. ft, PATIO: 336 sq. ft, PORCH: 51 sq. ft  
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

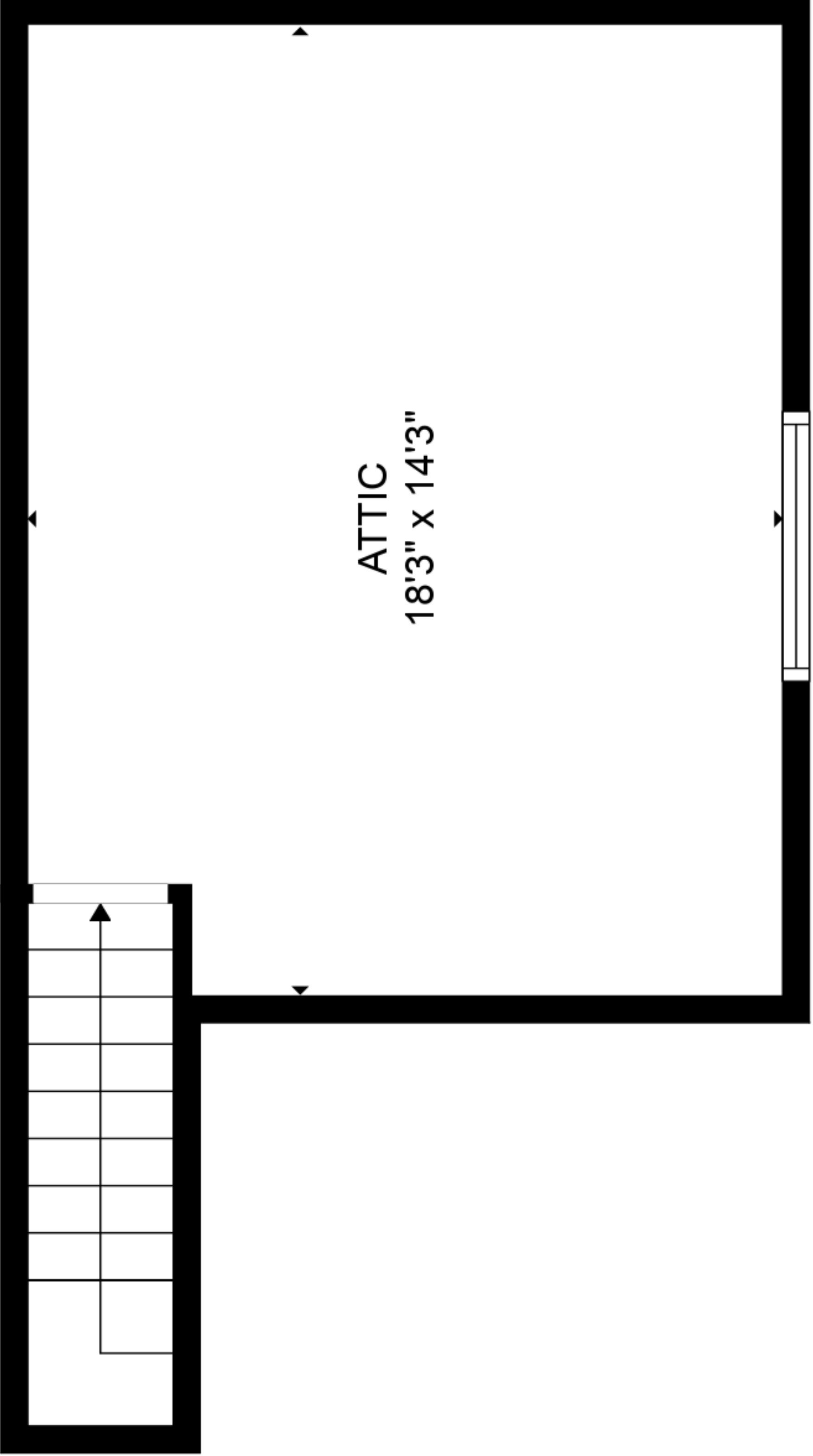
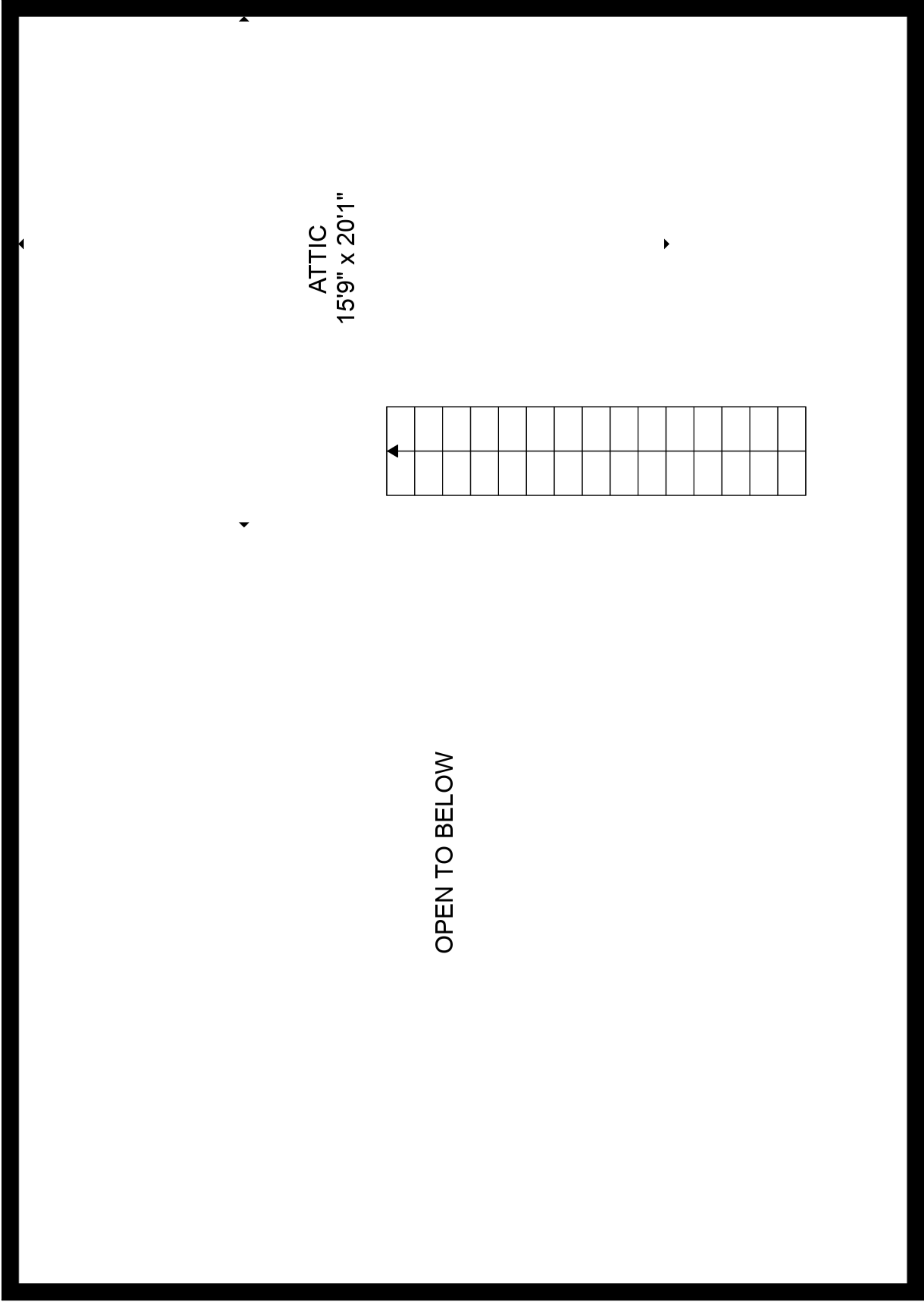




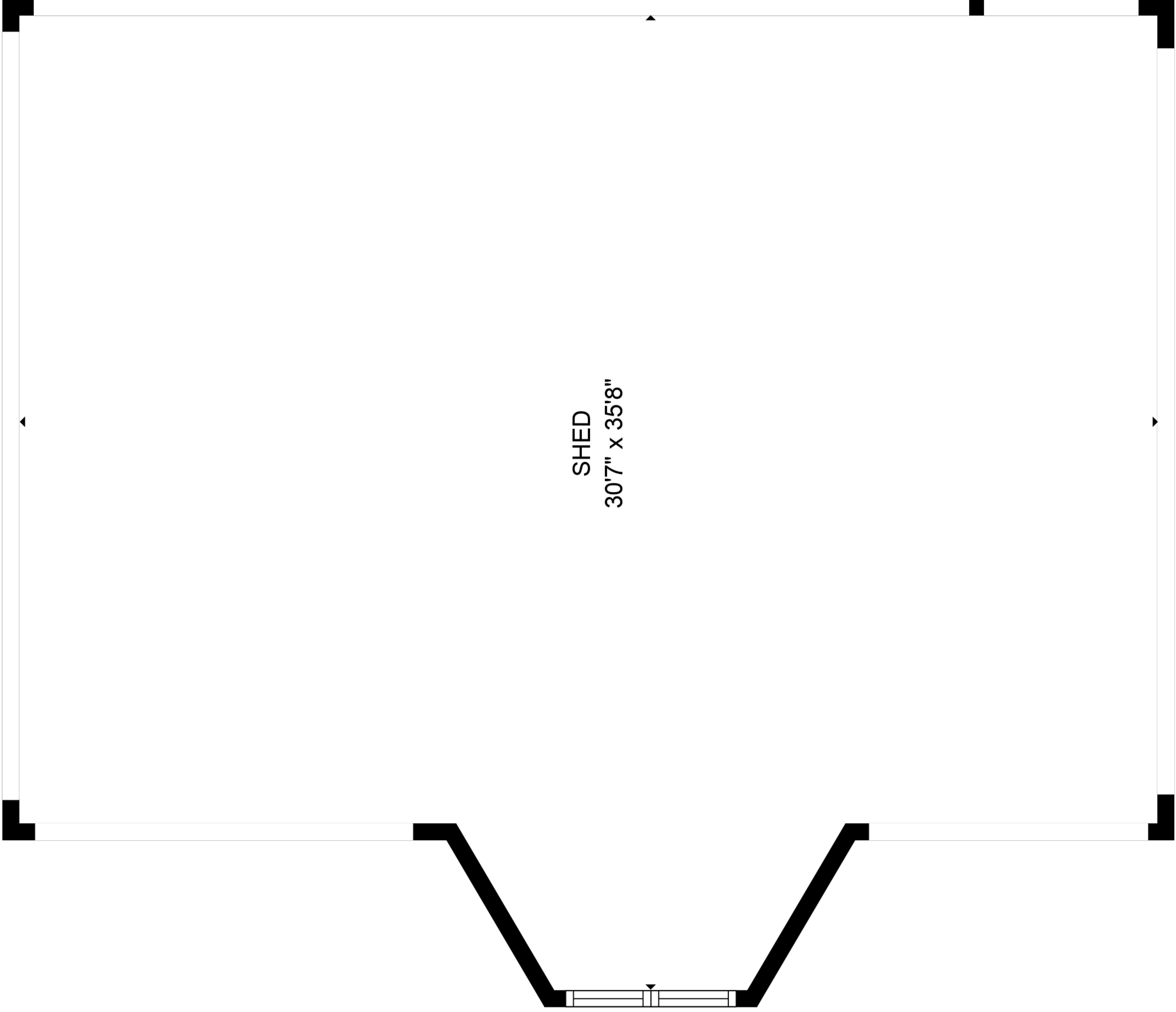




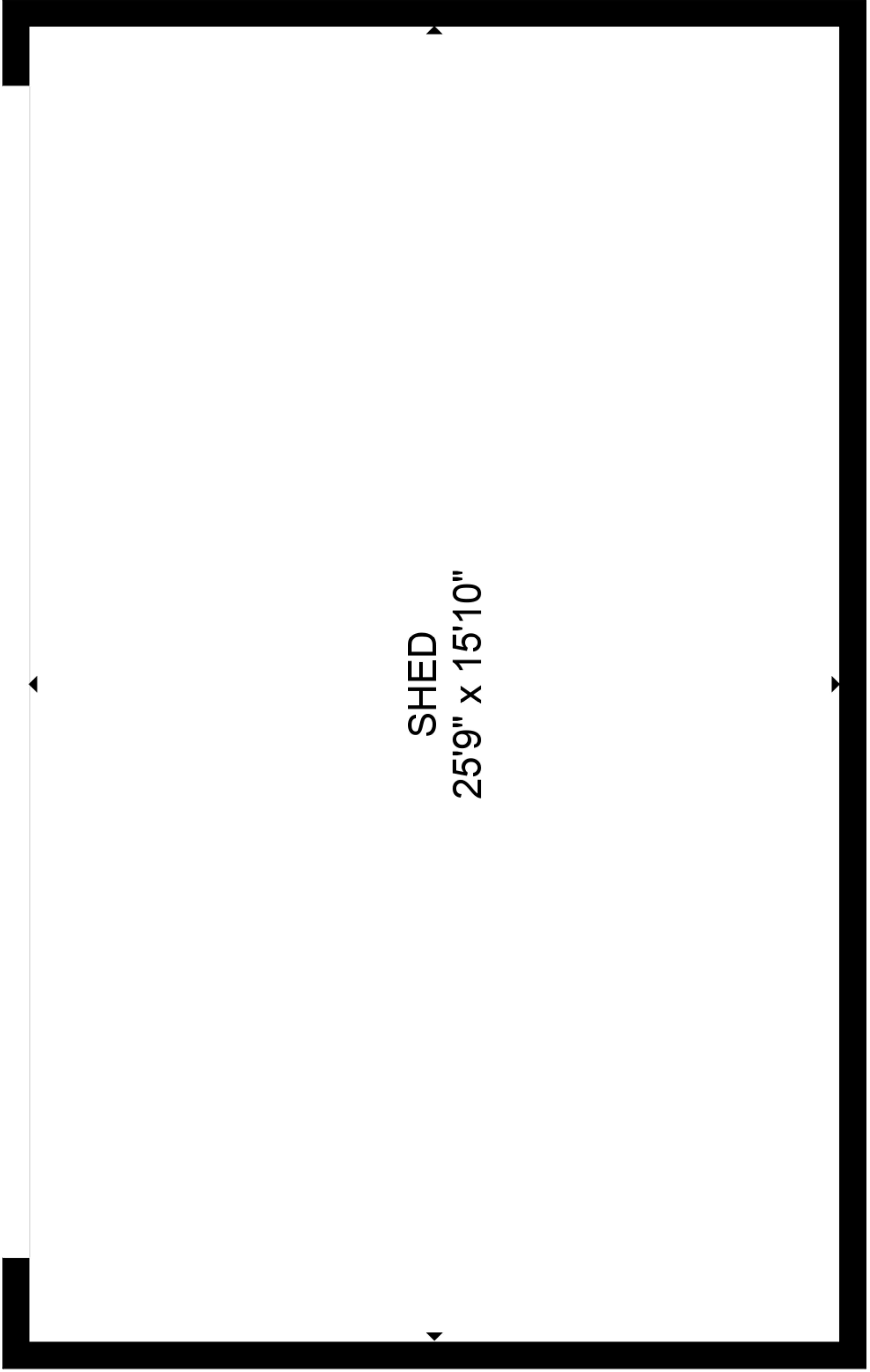






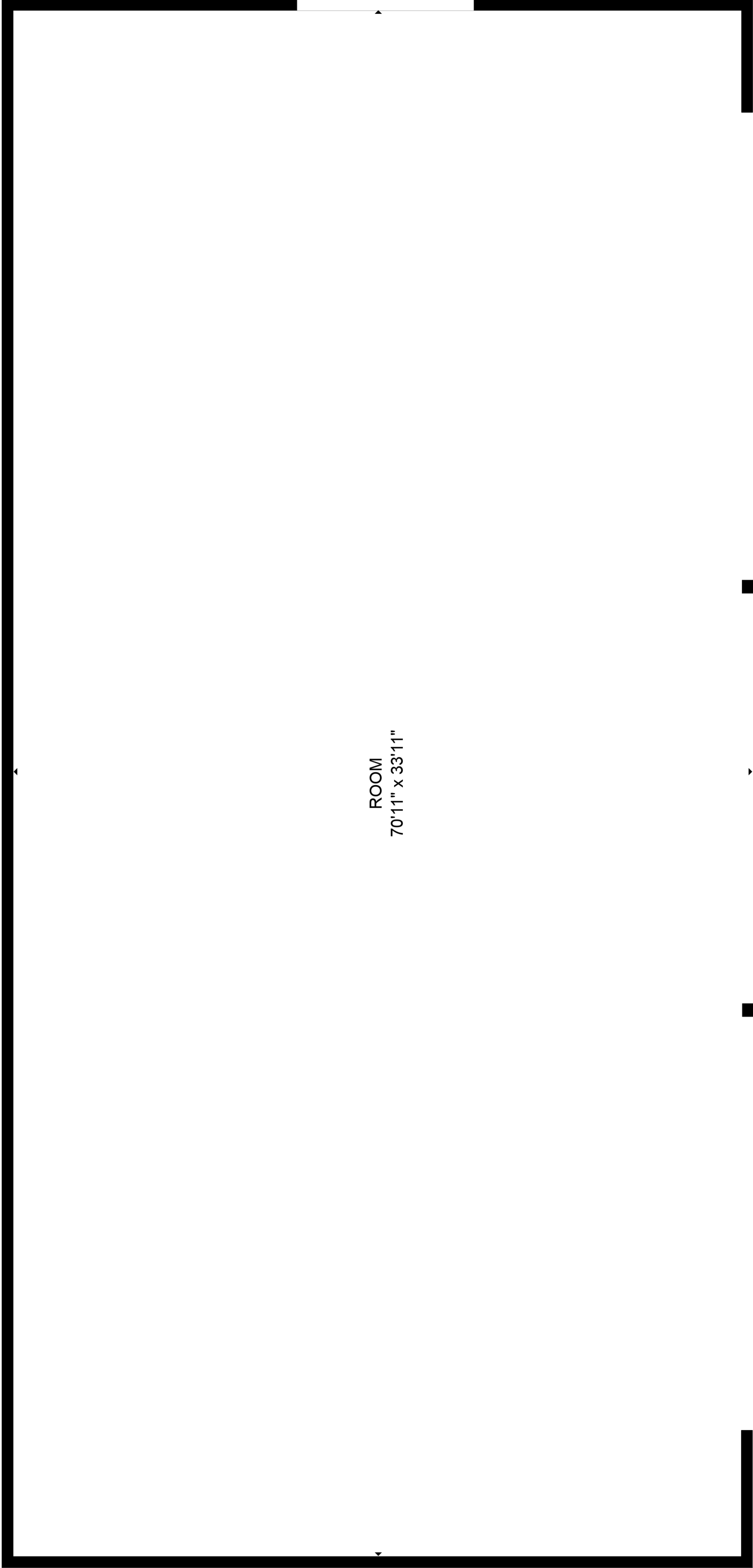


FLOOR 2



FLOOR 1





# 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 911 Robinson Rd, Blain, PA 17006**

2 **SELLER Emanuel J. Allgyer, Rebecca B. Allgyer**

## 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 EJA R.B. Date 4-29-25

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.lwof.com](http://www.lwof.com)

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rev. 3/21; rel. 7/21

911 Robinson Rd



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: CONSTRUCTION

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

### 2. OWNERSHIP/OCCUPANCY

#### (A) Occupancy

1. When was the Property most recently occupied? Presently Occupied
2. By how many people? 3
3. Was Seller the most recent occupant?
4. If "no," when did Seller most recently occupy the Property?

#### (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? 1997

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

Explain Section 2 (if needed):

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

### 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)? \$

	Yes	No	Unk	N/A
B1	<input type="checkbox"/>	<input checked="" 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"/>
C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
E1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
E2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
E3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
E4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
F	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**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? 9-1-98
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>

Seller's Initials EP R B A Date 4-29-25

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? \_\_\_\_\_
- Does the Property have a sump pump? If "yes," how many? \_\_\_\_\_
- 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
	<input checked="" type="checkbox"/>		
	<input checked="" type="checkbox"/>		
			<input checked="" type="checkbox"/>
			<input checked="" type="checkbox"/>

### (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?

	<input checked="" type="checkbox"/>		
	<input checked="" type="checkbox"/>		
	<input checked="" type="checkbox"/>		

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: \_\_\_\_\_

## 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
	<input checked="" type="checkbox"/>		
	<input checked="" type="checkbox"/>		

### (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?

	<input checked="" type="checkbox"/>		
--	-------------------------------------	--	--

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
	<input checked="" type="checkbox"/>		
	<input checked="" type="checkbox"/>		
	<input checked="" type="checkbox"/>		
	<input checked="" type="checkbox"/>		
	<input checked="" type="checkbox"/>		
	<input checked="" type="checkbox"/>		
	<input checked="" type="checkbox"/>		
	<input checked="" type="checkbox"/>		

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
	<input checked="" type="checkbox"/>		

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)

Seller's Initials EJA/RDA Date 4-29-25

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
	<input checked="" type="checkbox"/>		

**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? 2024  
Test results: Good
- 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 140
- Gallons per minute: 12, measured on (date) 1998
- 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		<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		<input checked="" type="checkbox"/>		
B3				
B4	<input checked="" type="checkbox"/>			
B5		<input checked="" type="checkbox"/>		
B6	<input checked="" type="checkbox"/>			
C1				<input checked="" type="checkbox"/>
C2				<input checked="" type="checkbox"/>
D1		<input checked="" type="checkbox"/>		
D2				
D3				
D4		<input checked="" type="checkbox"/>		
D5		<input checked="" type="checkbox"/>		

Seller's Initials SJA / A.B.G. Date 4-29-25 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		✓		
E2		✓		

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)?
- Name of current service provider, if any:

	Yes	No	Unk	N/A
A1	✓			
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		✓		
B2		✓		
B3	✓			
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		✓		
C2				
C3	✓			
C4	✓			
C5		✓		
C6	✓			
C7		✓		
C8		✓		
C9				✓
C10	✓			

(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? North End OF House
- When were the tanks last pumped and by whom? 2024

	Yes	No	Unk	N/A
D1		✓		
D2	✓			
D3		✓		
D4		✓		
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		✓		
E2				

(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		✓		
F2				✓
F3				✓
F4				✓
F5				✓

(G) Issues

- How often is the on-lot sewage disposal system serviced? 2 yrs
- When was the on-lot sewage disposal system last serviced and by whom? Advanced Septic Services
- 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				
G2				
G3		✓		
G4		✓		

Seller's Initials EJA / RBA Date 4-29-25

SPD Page 5 of 11

Buyer's Initials

Date



275 **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  
 276 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.  
 277 **Explain any "yes" answers in Section 10. Include the location and extent of any problem(s) and any repair or remediation ef-**  
 278 **orts, the name of the person or company who did the repairs and the date the work was done:** \_\_\_\_\_  
 279 \_\_\_\_\_

280 **11. PLUMBING SYSTEM**

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

- 282 1. Copper  
 283 2. Galvanized  
 284 3. Lead  
 285 4. PVC  
 286 5. Polybutylene pipe (PB)  
 287 6. Cross-linked polyethylene (PEX)  
 288 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"/>		

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

291 If "yes," explain: \_\_\_\_\_  
 292 \_\_\_\_\_

293 **12. DOMESTIC WATER HEATING**

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

- 295 1. Electric  
 296 2. Natural gas  
 297 3. Fuel oil  
 298 4. Propane  
 299 If "yes," is the tank owned by Seller?  
 300 5. Solar  
 301 If "yes," is the system owned by Seller?  
 302 6. Geothermal  
 303 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"/>		

304 (B) **System(s)**

- 305 1. How many water heaters are there? (1)  
 306 Tanks \_\_\_\_\_ Tankless \_\_\_\_\_  
 307 2. When were they installed? \_\_\_\_\_  
 308 3. Is your water heater a summer/winter hook-up (integral system, hot water from the boiler, etc.)?

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

310 If "yes," explain: \_\_\_\_\_  
 311 \_\_\_\_\_

312 **13. HEATING SYSTEM**

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

- 314 1. Electric  
 315 2. Natural gas  
 316 3. Fuel oil  
 317 4. Propane  
 318 If "yes," is the tank owned by Seller?  
 319 5. Geothermal  
 320 6. Coal  
 321 7. Wood  
 322 8. Solar shingles or panels  
 323 If "yes," is the system owned by Seller?  
 324 9. 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"/>			
A8		<input checked="" type="checkbox"/>		
A9		<input checked="" type="checkbox"/>		
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"/>		

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

- 326 1. Forced hot air  
 327 2. Hot water  
 328 3. Heat pump  
 329 4. Electric baseboard  
 330 5. Steam  
 331 6. Radiant flooring  
 332 7. Radiant ceiling

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)		<input checked="" type="checkbox"/>		
337 How many and location? _____				
338 9. Wood stove(s)	<input checked="" type="checkbox"/>			
339 How many and location? <u>(1) Basement</u>				
340 10. Coal stove(s)		<input checked="" type="checkbox"/>		
341 How many and location? _____				
342 11. Wall-mounted split system(s)		<input checked="" type="checkbox"/>		
343 How many and location? _____				
344 12. Other: _____		<input checked="" type="checkbox"/>		
345 13. If multiple systems, provide locations _____				
346 _____				
347 <b>(C) Status</b>				
348 1. Are there any areas of the house that are not heated?		<input checked="" type="checkbox"/>		
349 If "yes," explain: _____				
350 2. How many heating zones are in the Property? <u>(2)</u>				
351 3. When was each heating system(s) or zone installed? <u>1998 / 2008</u>				
352 4. When was the heating system(s) last serviced? <u>2024</u>				
353 5. Is there an additional and/or backup heating system? If "yes," explain: <u>Basement</u>	<input checked="" type="checkbox"/>			
354 <u>Wood Stove</u>				
355 6. Is any part of the heating system subject to a lease, financing or other agreement?		<input checked="" type="checkbox"/>		
356 If "yes," explain: _____				
357 <b>(D) Fireplaces and Chimneys</b>				
358 1. Are there any fireplaces? How many? <u>(1)</u>				
359 2. Are all fireplaces working?				
360 3. Fireplace types (wood, gas, electric, etc.): <u>gas</u>				
361 4. Was the fireplace(s) installed by a professional contractor or manufacturer's representative?	<input checked="" type="checkbox"/>			
362 5. Are there any chimneys (from a fireplace, water heater or any other heating system)?		<input checked="" type="checkbox"/>		
363 6. How many chimneys? <u>(1)</u>				
364 7. When were they last cleaned? <u>2023</u>				
365 8. Are the chimneys working? If "no," explain: _____	<input checked="" type="checkbox"/>			
366 <b>(E) Fuel Tanks</b>				
367 1. Are you aware of any heating fuel tank(s) on the Property?		<input checked="" type="checkbox"/>		
368 2. Location(s), including underground tank(s): _____				
369 3. If you do not own the tank(s), explain: _____				
370 <b>(F) Are you aware of any problems or repairs needed regarding any item in Section 13? If "yes,"</b>		<input checked="" type="checkbox"/>		
371 <b>explain:</b> _____				
372 <b>14. AIR CONDITIONING SYSTEM</b>				
373 <b>(A) Type(s).</b> Is the air conditioning (check all that apply):				
374 1. Central air			<input checked="" type="checkbox"/>	
375 a. How many air conditioning zones are in the Property? _____			<input checked="" type="checkbox"/>	
376 b. When was each system or zone installed? _____			<input checked="" type="checkbox"/>	
377 c. When was each system last serviced? _____			<input checked="" type="checkbox"/>	
378 2. Wall units			<input checked="" type="checkbox"/>	
379 How many and the location? _____			<input checked="" type="checkbox"/>	
380 3. Window units			<input checked="" type="checkbox"/>	
381 How many? _____			<input checked="" type="checkbox"/>	
382 4. Wall-mounted split units			<input checked="" type="checkbox"/>	
383 How many and the location? _____			<input checked="" type="checkbox"/>	
384 5. Other _____			<input checked="" type="checkbox"/>	
385 6. None			<input checked="" type="checkbox"/>	
386 <b>(B) Are there any areas of the house that are not air conditioned?</b>			<input checked="" type="checkbox"/>	
387 If "yes," explain: _____				
388 <b>(C) Are you aware of any problems with any item in Section 14? If "yes," explain:</b> _____		<input checked="" type="checkbox"/>		
389 _____				

390 Seller's Initials EPA-P.B.A. Date 4-29-25 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? Partially
  - 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				
A2				
A3	✓			
3a				
3b		✓		
B				
C		✓		
D		✓		

# 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			✓	Pool/spa heater			✓
Attic fan(s)			✓	Range/oven		✓	
Awnings			✓	Refrigerator(s)		✓	
Carbon monoxide detectors		✓		Satellite dish			✓
Ceiling fans		✓		Security alarm system			✓
Deck(s)			✓	Smoke detectors		✓	
Dishwasher			✓	Sprinkler automatic timer			✓
Dryer			✓	Stand-alone freezer		✓	
Electric animal fence		✓		Storage shed			✓
Electric garage door opener			✓	Trash compactor			✓
Garage transmitters			✓	Washer			✓
Garbage disposal			✓	Whirlpool/tub			✓
In-ground lawn sprinklers			✓	Other:			
Intercom			✓	1.			
Interior fire sprinklers			✓	2.			
Keyless entry			✓	3.			
Microwave oven			✓	4.			
Pool/spa accessories			✓	5.			
Pool/spa cover			✓	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		✓		
A1				✓
A2				✓
A3				✓
A4				✓
A5				✓
A6				✓
A7				✓
B		✓		
B1				✓
B2				✓

Seller's Initials MA/R.B.Q. Date 4-29-25

SPD Page 8 of 11

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

Date \_\_\_\_\_

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911 Robinson Rd

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
	<input checked="" type="checkbox"/>		

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

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

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 checked="" type="checkbox"/>		
A2		<input checked="" type="checkbox"/>		
A3		<input checked="" type="checkbox"/>		
A4		<input checked="" type="checkbox"/>		
A5		<input checked="" 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"/>		
B2		<input checked="" type="checkbox"/>		
B3		<input checked="" type="checkbox"/>		
B4		<input checked="" 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 checked="" type="checkbox"/>		
C2		<input checked="" type="checkbox"/>		
C3		<input checked="" type="checkbox"/>		
C4		<input checked="" type="checkbox"/>		
C5		<input checked="" 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 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"/>		

Seller's Initials SM/RBA Date 4-29-25 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

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

	Yes	No	Unk	N/A
B1		<input checked="" type="checkbox"/>		
B2	<input checked="" type="checkbox"/>			
B3			N/A	
3a			N/A	<input checked="" type="checkbox"/>
3b				<input checked="" type="checkbox"/>
B4		<input checked="" type="checkbox"/>		

**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)

- Are you aware of any tests for mold, fungi, or indoor air quality in the Property?
- 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		<input checked="" type="checkbox"/>		
A2		<input checked="" type="checkbox"/>		

**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

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

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

(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.

- Are you aware of any lead-based paint or lead-based paint hazards on the Property?
- 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		<input checked="" type="checkbox"/>		
C2		<input checked="" type="checkbox"/>		

(D) Tanks

- Are you aware of any existing underground tanks?
- Are you aware of any underground tanks that have been removed or filled?

	Yes	No	Unk	N/A
D1		<input checked="" type="checkbox"/>		
D2		<input checked="" type="checkbox"/>		

(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		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>

(F) Other

- 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)?
- Are you aware of any other hazardous substances or environmental concerns that may affect the Property?
- If "yes," have you received written notice regarding such concerns?
- Are you aware of testing on the Property for any other hazardous substances or environmental concerns?

	Yes	No	Unk	N/A
F1		<input checked="" type="checkbox"/>		
F2		<input checked="" type="checkbox"/>		
F3		<input checked="" type="checkbox"/>		
F4		<input checked="" type="checkbox"/>		

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

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

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

Seller's Initials SPD Date 4-29-25 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		<input checked="" type="checkbox"/>		
B1		<input checked="" type="checkbox"/>		
B2		<input checked="" type="checkbox"/>		
B3		<input checked="" type="checkbox"/>		
C1		<input checked="" type="checkbox"/>		
C2		<input checked="" type="checkbox"/>		
D1		<input checked="" type="checkbox"/>		

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 Emanuel J. Allgyer DATE 4-29-25  
 609 SELLER Rebecca B. Allgyer DATE 4-29-25  
 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 \_\_\_\_\_ TBD DATE \_\_\_\_\_  
 620 BUYER \_\_\_\_\_ DATE \_\_\_\_\_  
 621 BUYER \_\_\_\_\_ DATE \_\_\_\_\_



# Article of Agreement,

MADE THE 28th day of June in the year two thousand twenty five (2025)

BETWEEN EMANUEL ALLGYER and REBECCA ALLGYER, his wife, Sellers

and

Buyers

WITNESSETH, that the said Sellers, in consideration of the covenants and agreements hereinafter contained, on the part of the said Buyers to be kept and performed have agreed and do hereby agree to sell and convey unto the said Buyers, their heirs and assigns, all the land and premises hereinafter mentioned and fully described, for the sum of

Dollars, to

be paid as follows:

- \$40,000.00 down on signing of this Agreement, receipt of which is hereby acknowledged, and the balance to be paid at settlement to be held on or before August 28, 2025.
- The property that is subject to this Agreement is described as follows: All that certain tract of land situate in Jackson Township, Perry County, Pennsylvania, containing 14.080 acres, and having thereon a dwelling and outbuildings with an address of 911 Robinson Road, Blain, Perry County, Pennsylvania, and being part of Tax Parcel No. 090,175.00-048.000. Being Lot 2 on Final Minor Subdivision Plan as prepared by Thomas L. Palm and recorded in Perry County Instrument Number 202503009.
- Real Estate taxes shall be pro-rated on the date of settlement.
- Realty transfer taxes shall be paid by Buyers.
- Time is of the Essence in this Agreement.
- It is agreed, by and between the said parties, that possession of said premises shall be delivered to the Buyers, their heirs, or assigns, on the day of settlement until which time the Seller shall be entitled to have and receive the rents, issues and profits thereof.
- In the event of default in the terms of this Agreement by Buyers, all monies paid shall be considered as liquidated damages.
- Pursuant to the Pennsylvania Sewage Facilities Act, Buyers understand that there is no existing community sewage system available to said property.
- Upon the payment of the said sum, the said Sellers will, at settlement when all monies are paid make, execute and deliver to the Buyers, a good and sufficient Deed for the proper conveying and assuring of the said premises in fee simple, free from all encumbrance and dower, or right of dower, such conveyance to contain the usual covenants of special warranty. The title is to be good and marketable and such as will be insured by any responsible title insurance company at its regular rates and in the full amount of the purchase price.
- Risk of loss from fire or other casualty shall remain in the Seller until final

settlement. In case of fire or other casualty prior to settlement, the Buyers shall have the option of rescinding the agreement or of settling and obtaining an assignment of the insurance proceeds.

- The Real Estate Disclosure Act, if applicable, has been complied with prior to the signing of this Agreement.
- Buyer hereto waives all rights to disclosure and inspection for lead paint.
- Included in the sale are the following items of personal property: any personal property left on the date of closing.
- This document contains the entire agreement between the parties; there are no representations, warranties, covenants, terms or conditions, except as specifically set forth herein.
- The Buyers represent that they have inspected the premises subject to this Agreement and is satisfied with the condition, quality and quantity thereof and further agrees to accept the premises "as is."
- This Agreement shall be binding on the parties, their heirs, successors and assigns.

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

\_\_\_\_\_  
  
\_\_\_\_\_  
  
\_\_\_\_\_  
  
\_\_\_\_\_

\_\_\_\_\_  
EMANUEL ALLGYER

\_\_\_\_\_  
REBECCA ALLGYER

\_\_\_\_\_  
  
\_\_\_\_\_

## EXHIBIT A

ALL that certain tract of land situate in Jackson Township, Perry County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at an iron pin along lands now or formerly of Dorothy Jean Becker and Robert Edward Becker and lands now or formerly of the Grantors herein; thence along the lands now or formerly of the Grantors herein, South 79 degrees 12 minutes 20 seconds West, a distance of 865.60 feet to an iron pin; thence along same, North 10 degrees 53 minutes 21 seconds West, a distance of 631.72 feet to an iron pin; thence along same North 62 degrees 45 minutes 12 seconds East, a distance of 298.12 feet to an iron pin; thence along lands now or formerly of Chad C. Mitten, North 60 degrees 41 minutes 16 seconds East, a distance of 106.44 feet to an iron pin; thence along same North 46 degrees 53 minutes 12 seconds East, a distance of 127.27 feet to an iron pin; thence along lands now or formerly of Betty L. Anderson, et al, a distance of North 46 degrees 51 minutes 08 seconds East, a distance of 229.18 feet to an iron pin; thence along lands now or formerly of Guy A. Eckert and Brenda M. Eckert, South 30 degrees 52 minutes 43 seconds East, a distance of 36.02 feet to an iron pin; thence along lands now or formerly of Harold Scott Sangrey, South 26 degrees 20 minutes 00 seconds East, a distance of 221.65 feet to an iron pin; thence along same North 55 degrees 07 minutes 39 seconds East, a distance of 19.08 feet to an iron pin; thence along lands now or formerly of Steven L. Wagner, South 12 degrees 55 minutes 01 seconds East, a distance of 135.23 feet to an iron pin; thence along lands now or formerly of Guy A. Eckert and Brenda M. Eckert, South 13 degrees 22 minutes 36 seconds East, a distance of 194.24 feet to an iron pin; thence along lands now or formerly of Dorothy Jean Becker and Robert Edward Becker, South 22 degrees 18 minutes 14 seconds East, a distance of 379.50 feet to a point, the place of BEGINNING, containing 14.08 acres and being Lot 2 of the Final Minor Subdivision Plan prepared by Thomas L. Palm, PLS, dated February 19, 2025 and recorded in Perry County Instrument Number 202503009.

HAVING ERECTED thereon a dwelling, garage, barn and numerous outbuildings known as 911 Robinson Road, Blain, Pennsylvania.

BEING part of the same property conveyed to Emanuel Jay Allgyer and Rebecca B. Allgyer, his wife, by deed of David K. Lapp and Lydia K. Lapp, his wife, dated January 6, 1998 and recorded in Perry County Deed Book 1066, Page 346.





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