

189+/- ACRES

PUBLIC AUCTION

CABIN | WOODS | FOOD PLOTS | STANDS

FRANKLIN COUNTY



0 Burns Valley Road | Doylesburg, PA 17219

Directions: From PA Turnpike I-76, take the Willow Hill exit and turn left onto PA-75 N. Go 11.2 miles and turn right onto PA-274 E. Go 1.2 miles and turn right onto Burns Valley Rd. Go .8 of a mile and continue straight onto Briggs Rd. Continue .3 of a mile and turn right onto Loop Rd. Go .5 of a mile turn right onto Igloo Dr. Continue .3 of a mile to sign on property.

PROPERTY FEATURES

- 189-acre recreational property in Franklin County, PA
- 5-bedroom, 1-bath off-grid cabin w/ well
- Land is thoughtfully managed for wildlife
- 7 established food plots
- 5 enclosed hunting blinds
- Deer, bear, and turkey are abundant
- Extensive trail system for access across the land
- Adjacent to Tuscarora State Forest on two sides, with 1.4 miles of shared boundary
- Access to 91,165 of additional acres for hunting, hiking and other outdoor adventures
- Near Fowlers Hollow & Big Spring State Parks
- 20 minutes from the Willow Hill Exchange (I-76)
- Under 2 hours from both Lancaster and State College

OPEN HOUSE

Sat. July 26, 5-7 P.M. &
Wed. Aug. 13, 5-7 P.M.

For a private tour call:
Gerald 717-582-6589
Meryl 717-629-6036

AUCTION
DATE
Saturday,
AUGUST 30,
2025
@ 3:00 P.M.

TERMS

\$40,000 down payment on the day of the auction. Settlement on or before October 29, 2025. 2% transfer tax to be paid by the buyer. Real estate taxes to be prorated from settlement day.

Estimated Annual Taxes \$3,193.

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

All information is deemed accurate but not guaranteed

AUCTIONEER REMARKS *Escape to your own 189-acre hunting and recreational paradise in the mountains of Central Pennsylvania. This off-grid haven features a cabin with a stunning panoramic view, offering privacy and a true connection to nature. Watching the sun set over Path Valley is a peaceful, relaxing way to end the day!*



BEILER-CAMPBELL
AUCTION SERVICES

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

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



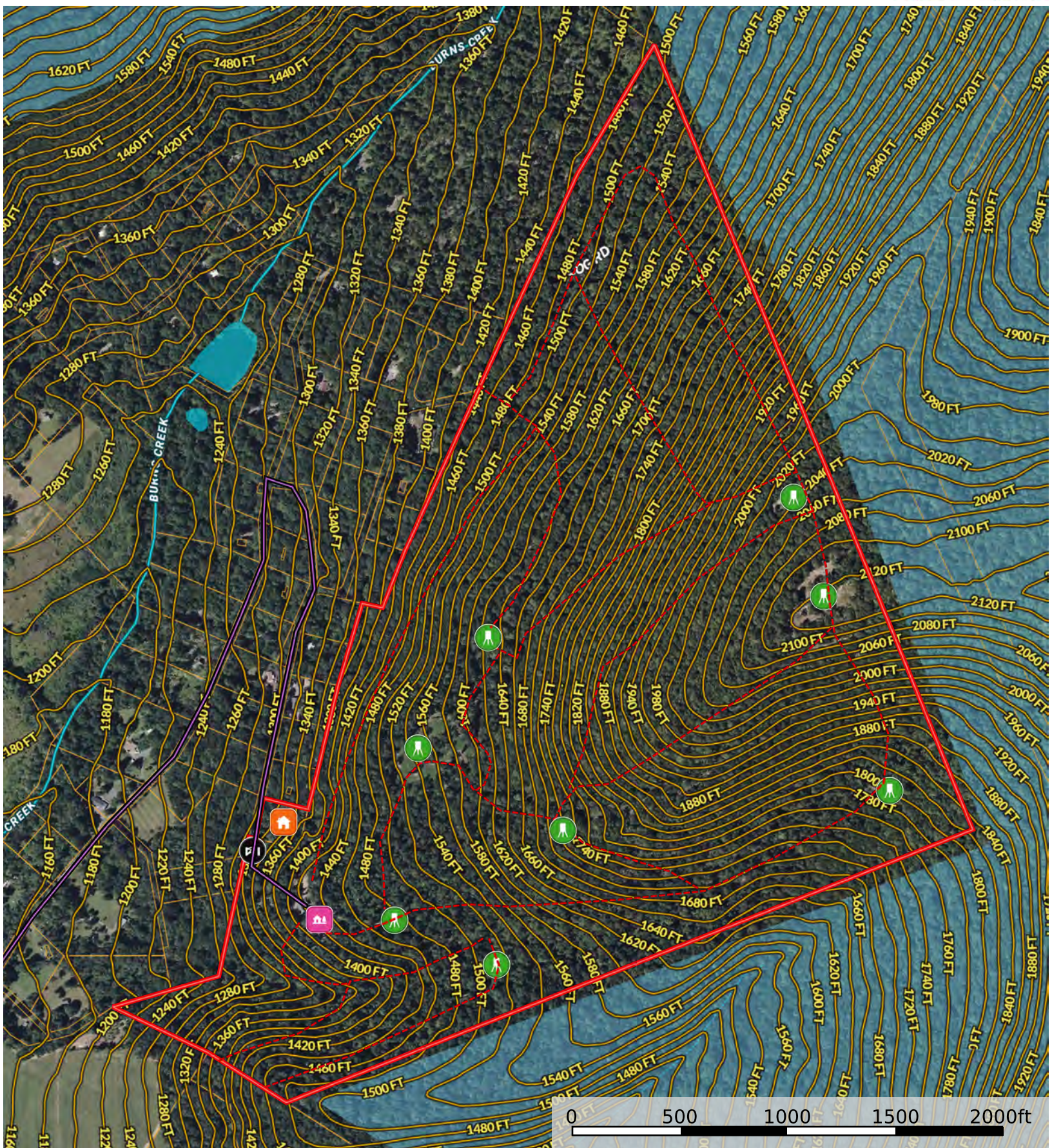
SELLERS
Alvin Fisher,
John David Lantz,
& Eli Stoltzfus



For additional photos go to beiler-campbellauctions.com or GoToAuction.com or auctionzip.com ID# 23383

Burns Valley Rd, Doylestown, PA, 17219

Pennsylvania, AC +/-



- Feeder
- House
- Cabin
- Gate
- Road / Trail
- Pipeline 11
- Boundary
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government
- Stream, Intermittent
- River/Creek
- Water Body

Gerald H Nolt or J. Meryl Stoltzfus

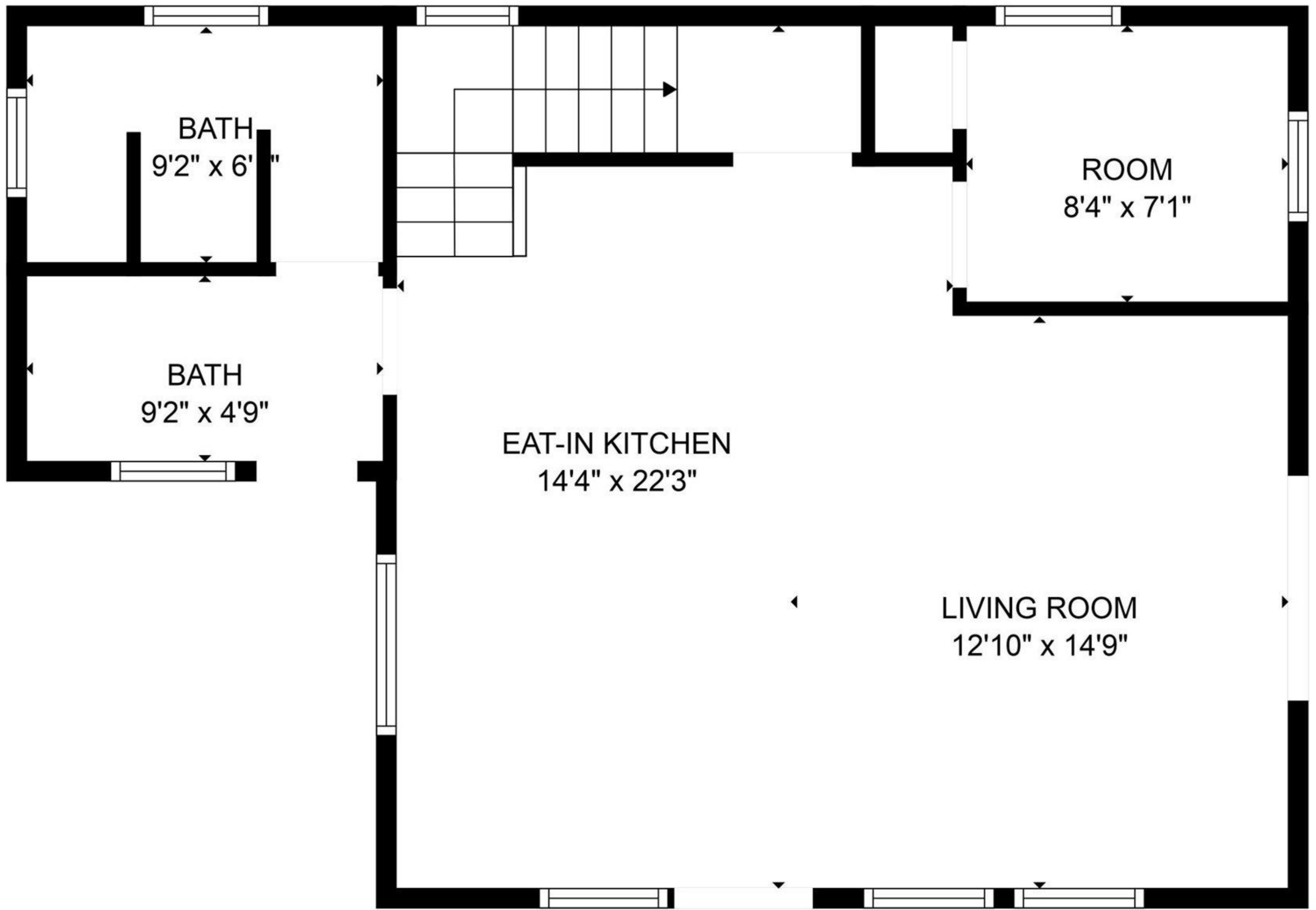
P: 717.582.6589 or 717.629.6036

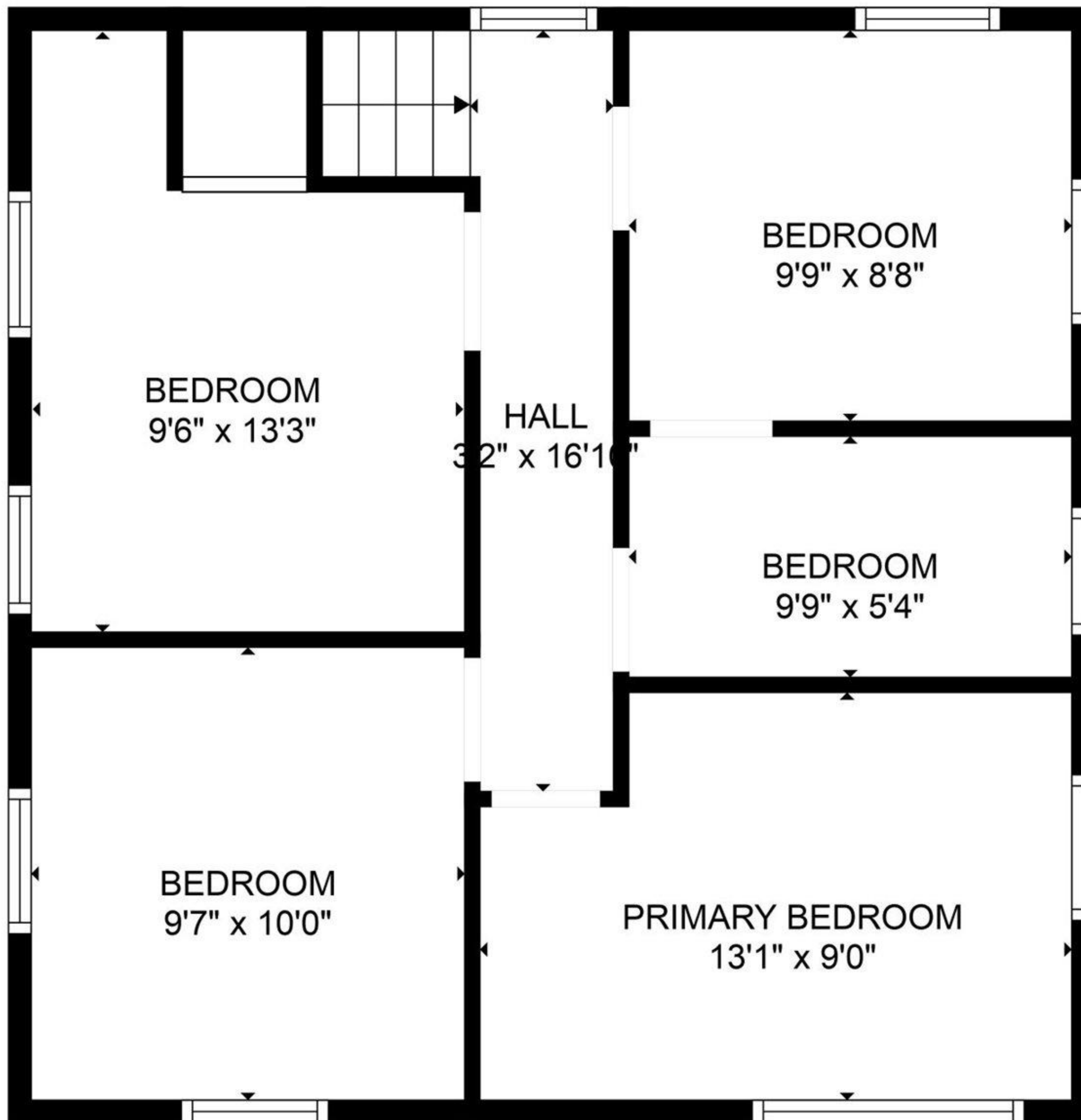
<https://www.beiler-campbell.com/>

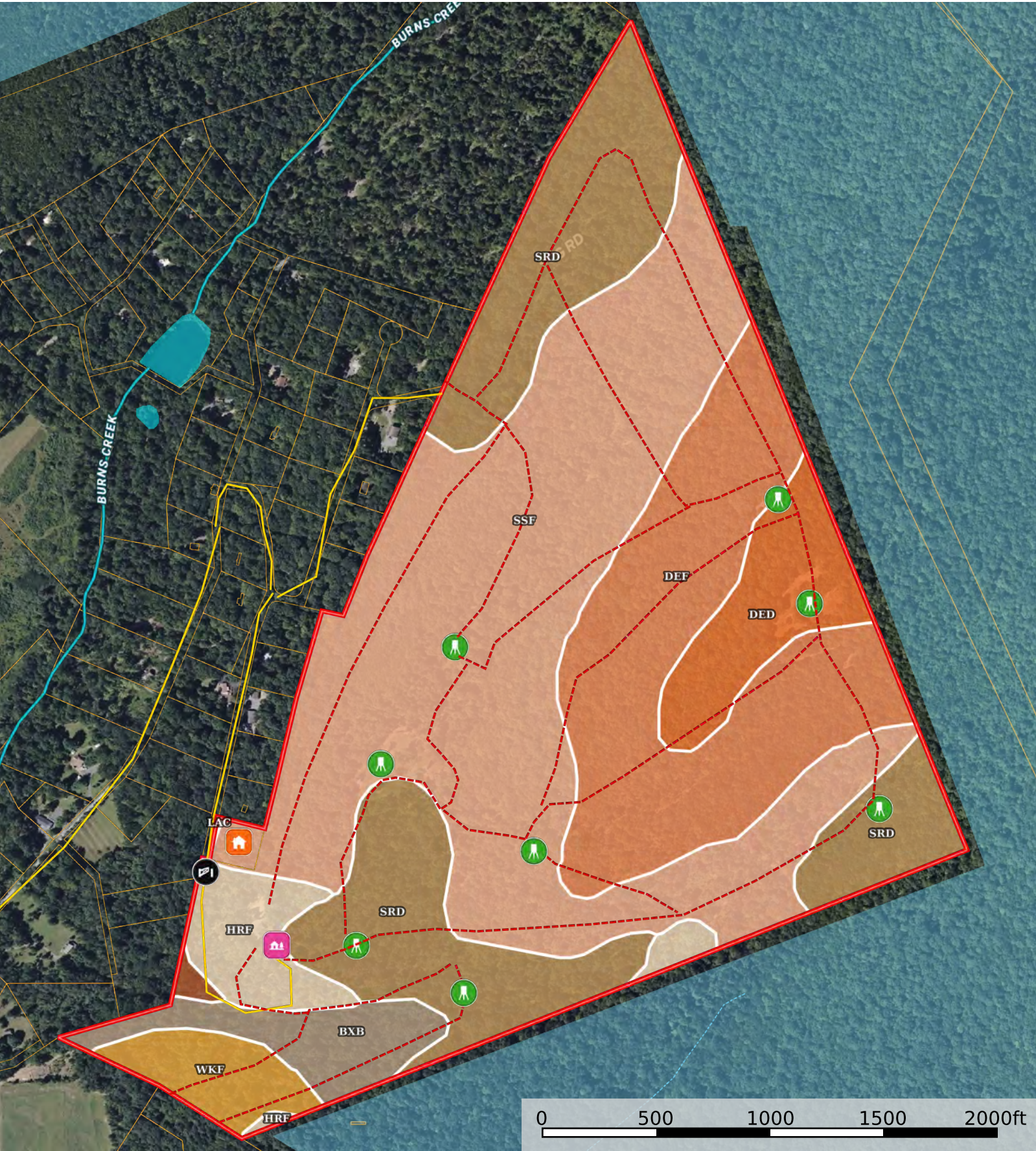
229 W 4th St,











Boundary 194.21 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SSF	Sideling and Hazleton soils 25 to 60 percent slopes, extremely stony	79.82	41.1	0	9	7s
SrD	Sideling gravelly loam, 8 to 25 percent slopes, extremely stony	42.56	21.92	0	45	7s
DEF	Dekalb-Hazleton cobbly sandy loams, 25 to 75 percent slopes, rubbly	38.37	19.76	0	7	7s
DED	Dekalb and Hazleton soils, 3 to 25 percent slopes, rubbly	10.96	5.64	0	27	7s
HRF	Hazleton-Dekalb complex, 25 to 75 percent slopes, extremely stony	8.3	4.27	0	7	7s
BxB	Buchanan cobbly loam, 0 to 8 percent slopes, extremely stony	7.75	3.99	0	34	6s
WkF	Weikert very channery silt loam, 25 to 65 percent slopes	5.78	2.98	0	5	7e
LaC	Laidig gravelly loam, 8 to 15 percent slopes	0.67	0.35	0	41	3e
TOTALS		194.21(*)	100%	-	18.41	6.95

(*) 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

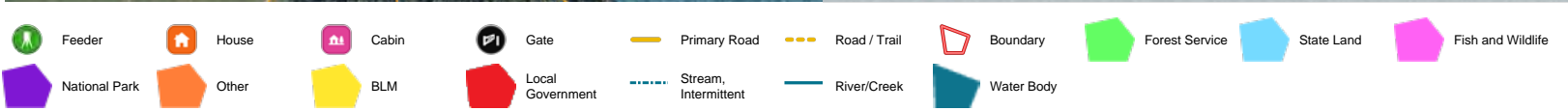
Land, Capability

	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



UP15: 07-0807-002-000000
 07-0807-051-000000

This Deed,

MADE the 18th day of May in the year two thousand eighteen (2018)

BETWEEN SETH K. YODER, also known as, SETH K. YODER, JR. and MATTIE S.

YODER, his wife, and STEPHEN K. YODER and KATHERINE A. YODER, also known as, KATIE A. YODER, his wife, all of McAllisterville, Fayette Township, Juniata County, Pennsylvania, Grantors

and

ALVIN FISHER, JOHN DAVID LANTZ and DANIEL FISHER, Grantees

WITNESSETH, That in consideration of-----

----- DOLLARS,

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 two tracts of land situate in Fannett Township, Franklin County, Pennsylvania, bounded and described as follows:

TRACT #1

BEGINNING at the most westerly point of the hereinafter described tract as shown on the hereinafter described survey at the corner of lands now or formerly of Gary E. Hockenberry and now or formerly of Isaac S. Metzler; thence along lands now or formerly of the aforesaid Isaac S. Metzler North 74 deg. 01 min. 08 sec. East 280.92 feet to an existing iron pin at the corner of lands now or formerly of the aforesaid Isaac S. Metzler and now or formerly of Robert N. Gantz; thence along lands now or formerly of the aforesaid Robert N. Gantz North 74 deg. 06 min. 09 sec. East 231.14 feet to an existing axle at stones; thence continuing along lands now or formerly of the aforesaid Robert N. Gantz North 12 deg. 28 min. 46 sec. East 409.81 feet to an existing iron pin at the corner of lands now or formerly of the aforesaid Robert N. Gantz and now or formerly of J. Paul Rineer; thence along lands now or formerly of the aforesaid J. Paul Rineer North 12 deg. 26 min. 03 sec. East 161.99 feet to an existing iron pin; thence continuing along lands now or formerly of J. Paul Rineer North 12 deg. 32 min. 59 sec. East 90.02 feet to an existing iron pin at a 33 foot right-of-way as shown on the hereinafter described survey; thence

across said right-of-way in an arc having a radius of 50 feet and a length of 32.78 feet to an iron pin; thence along lands now or formerly of Robert Mashman South 76 deg. 15 min. 07 sec. East 235.35 feet to an iron pin; thence continuing along lands now or formerly of the aforesaid Robert Mastman and across another right-of-way North 14 deg. 04 min. 13 sec. East 190.00 feet to an existing iron pin at the corner of lands now or formerly of the aforesaid Robert Mashman and now or formerly of Richard Heller, Jr.; thence along lands now or formerly of the aforesaid Richard Heller, Jr. North 14 deg. 08 min. 37 sec. East 189.95 feet to an existing iron pin at the corner of lands now or formerly of the aforesaid Richard Heller, Jr. and now or formerly of Robert L. Shoap; thence along lands now or formerly of the aforesaid Robert L. Shoap North 13 deg. 31 min. 00 sec. East 200.68 feet to an existing iron pin; thence continuing along other lands now or formerly of the aforesaid Robert L. Shoap North 13 deg. 45 min. 37 sec. East 199.83 feet to an existing iron pin at the corner of lands now or formerly of the aforesaid Robert L. Shoap and now or formerly of Ralph E. Finky; thence along lands now or formerly of the aforesaid Ralph E. Finky North 15 deg. 45 min. 53 sec. East 199.92 feet to an existing iron pin at the corner of lands now or formerly of the aforesaid Ralph E. Finky and now or formerly of Paul R. Spangler, Jr. and Paul R. Spangler, Sr.; thence along lands now or formerly of the aforesaid Spanglers North 15 deg. 54 min. 04 sec. East 200.01 feet to an existing iron pin at the corner of lands now or formerly of the aforesaid Spanglers and now or formerly of Harry R. Brown; thence along lands now or formerly of the aforesaid Harry R. Brown South 77 deg. 42 min. 13 sec. East 95.00 feet to an existing iron pin at stones; thence continuing along lands now or formerly of the aforesaid Harry R. Brown North 21 deg. 39 min. 30 sec. East 282.71 feet to an existing iron pin; thence continuing along lands now or formerly of the aforesaid Harry R. Brown North 24 deg. 20 min. 49 sec. East 199.20 feet to an existing iron pin at the corner of lands now or formerly of the aforesaid Harry R. Brown and now or formerly of Dean D. Robinson; thence along lands now or formerly of the aforesaid Dean D. Robinson North 24 deg. 21 min. 04 sec. East 201.28 feet to an existing iron pin at the corner of lands now or formerly of the aforesaid Dean D. Robinson and now or formerly of William J. Scott; thence along lands now or formerly of the aforesaid William J. Scott and across a right-of-way shown on the hereinafter described survey North 24 deg. 20 min. 01 sec. East 440.18 feet to an existing iron pin at the corner of lands now or formerly of the aforesaid William J. Scott and now or formerly of Dale Knapp and Dale Knapp, Jr.; thence along lands now or formerly of the aforesaid Dale Knapp and Dale Knapp, Jr. North 24 deg. 18 min. 34 sec. East 336.70 feet to an existing iron pin at the corner of lands now or formerly of the aforesaid Dale Knapp and Dale Knapp, Jr. and now or formerly of Wilbur E. Raudabaugh; thence along lands now or formerly of the aforesaid Wilbur E. Raudabaugh North 24 deg. 26 min. 50 sec. East 735.05 feet to an iron pin; thence continuing along lands now or formerly of the aforesaid Wilbur E. Raudabaugh North 30 deg. 25 min. 02 sec. East 687.26 feet to an existing iron pin in stones at the corner of lands now or formerly of the aforesaid Wilbur E. Raudabaugh and Pennsylvania State Forest Lands; thence along the aforesaid Pennsylvania State Forest Lands South 22 deg. 20 min. 26 sec. East 3870.80 feet to existing stones; thence continuing along the aforesaid Pennsylvania State Forest Lands South 68 deg. West 3373.94 feet to existing stones at the corner of the aforesaid Pennsylvania State Forest Lands and lands now or formerly of J. Milton Taleff; thence along the lands now or formerly of the aforesaid J. Milton Taleff North 66 deg. 03 min. 33 sec. West 431.97 feet to an existing iron pin at stones at the corner of lands now or formerly of the aforesaid J. Milton Taleff and now or formerly of Gary E. Hockenberry; thence along lands now or formerly of the

aforesaid Gary E. Hockenberry North 63 deg. 58 min. 50 sec. West 493.69 feet to an existing axle at stones, the place of BEGINNING, containing 187.9397 acres, more or less and being Tract #1 on a survey by Samuel David Runyon, R.S., dated April 5, 1988 and recorded in Plan Book 288D, at Page 614.

BEING designated as Franklin County UPI 07-0B07-002.000000.

TOGETHER WITH AND SUBJECT TO the private rights-of-way as shown on the survey of Earl D. Palm & Sons dated October 13, 1975 and recorded in Deed Book 720 at Page 596.

SUBJECT TO a walking private right-of-way as described in an agreement between J. Arthur Yocum and Clifton Briggs recorded in Deed Book 658 at Page 526.

TOGETHER WITH whatever rights in any rights-of-way which the Grantors herein may have which interest are necessary for ingress, egress and access to the said tract of land. See Record Book 658, at Page 526 and Record Book 2204, at Page 411.

SUBJECT TO any other easements recorded in the Chain of Title or visible by inspection of the premises.

BEING the same property conveyed to Seth K. Yoder and Mattie S. Yoder, his wife, and Stephen K. Yoder and Katherine A. Yoder, his wife, by deed of William L. Dittmar, et ux, et al, dated July 22, 2004 and recorded in Franklin County Record Book 2519, Page 519.

TRACT #2

BEGINNING at an iron pin on the southeasterly side of a 33 foot wide private road; thence along said private road, North 18 deg. 45 min. 58 sec. East, the distance of 190.03 feet to an iron pin at corner of Lot No. C-3 on a certain Plan of Lots to which reference is hereinafter made; thence along said Lot No. C-3, being lands now or formerly of Timothy S. Long, South 70 deg. 02 min. 12 sec. East, the distance of 207.84 feet to an iron pin on boundary line of others lands now or formerly of Arthur Yocum and Kathleen V. Yocum, his wife; thence along same, South 20 deg. 21 min. 12 sec. West, the distance of 190.00 feet to an iron pin; thence continuing along said Yocum lands, North 70 deg. 02 min. 12 sec. West, the distance of 202.57 feet to an iron pin on the southeasterly side of a 33 feet wide private road, the place of BEGINNING, containing 0.895 of an acre, more or less.

BEING designated as Lot No. C-4 on a duly approved plan of lots prepared for J. Arthur Yocum by Earl D. Palm and Sons, dated October 13, 1975, along with a certain Plan Module dated November 26, 1975 and recorded in the Office of Recorder of Deeds of Franklin County, Pennsylvania at Record Book 720, Page 596-608.

UNDER AND SUBJECT TO a certain 33 foot wide right of way shown within dotted lines on said Plan of Lots, for purposes of ingress, egress and regress to and from other lands now or formerly of J. Arthur Yocum and Kathleen V. Yocum, his wife.

THE GRANTEES, their heirs and assigns, to have the use in common with other adjoining owners of the 33 foot wide private right of way for ingress, egress and regress which right of way is shown on the aforesaid Plan and leads to Fannett Township Road T-652.

BEING designated as Franklin County UPI 07-0B07.-051.-000000

HAVING thereon erected a cabin, known and numbered as 22504 Igloo Drive.

BEING the same property conveyed to Seth K. Yoder, Jr. and Mattie S. Yoder, his wife, and Stephen K. Yoder and Katie A. Yoder, his wife, by deed of Robert Samuel Mashman, et ux, dated May 20, 2015 and recorded in Franklin County to Instrument No. 201509454.

The intention of the grantees herein is that Alvin Fisher shall own a seventy percent (70%) interest in the above described property, John David Lantz shall own a twenty percent (20%) interest in the above described property and Daniel Fisher shall own a ten percent (10%) interest in the above described property, and the owners of the respective interests shall own them as tenants in common with each other.

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 22504 Igloo Drive, Doylestown, PA 17219

2 SELLER Alvin Fisher, John David Lantz, Daniel Fisher

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.

COMMON LAW DUTY TO DISCLOSE

34 Although the provisions of the Real Estate Seller Disclosure Law exclude some transfers from the requirement of completing a disclo-
35 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
36 to avoid fraud, misrepresentation or deceit in the transaction. **This duty continues until the date of settlement.**
37

EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK

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

DATE _____

43 Seller's Initials AF JDL Date 7/9/2025

SPD Page 1 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.

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?

	Yes	No	Unk	N/A
A				
B	X			
C				

Explain any "yes" answers in Section 1: _____

2. OWNERSHIP/OCCUPANCY

(A) Occupancy

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

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

(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? _____

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

Explain Section 2 (if needed): _____

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				
B2				
B3				
B4				
C				
D				
E1				
E2				
E3				
E4				
F				

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? _____
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				
B1				
B2				
C1		X		
C2		X		
C3		X		

Seller's Initials AE MD **Date** 7/9/2025 **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
A1				
A2				
A3				
A4				
B1				
B2				
B3				

(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: _____

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				
B				
C				
D1				
D2				
D3				
E				
F				

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				

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 AF JD **Date** 7/9/2025 **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

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):

1. Public
2. A well on the Property
3. Community water
4. A holding tank
5. A cistern
6. A spring
7. Other _____
8. If no water service, explain: _____

(B) **General**

1. When was the water supply last tested? _____
Test results: _____
2. Is the water system shared?
If "yes," is there a written agreement?
4. Do you have a softener, filter or other conditioning system?
5. Is the softener, filter or other treatment system leased? From whom? _____
6. 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)

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

(D) **Well**

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

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

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217 **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
218 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	Yes	No	Unk	N/A
1. Are you aware of any leaks or other problems, past or present, relating to the water supply, pumping system and related items?				
2. Have you ever had a problem with your water supply?				

223 **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:** _____
224
225

226 **10. SEWAGE SYSTEM**

(A) General	Yes	No	Unk	N/A
1. Is the Property served by a sewage system (public, private or community)?				
2. If "no," is it due to unavailability or permit limitations?				
3. When was the sewage system installed (or date of connection, if public)?				
4. Name of current service provider, if any:				
(B) Type Is your Property served by:				
1. Public				
2. Community (non-public)				
3. An individual on-lot sewage disposal system				
4. Other, explain:				
(C) Individual On-lot Sewage Disposal System. (check all that apply):				
1. Is your sewage system within 100 feet of a well?		X		
2. Is your sewage system subject to a ten-acre permit exemption?				
3. Does your sewage system include a holding tank?				
4. Does your sewage system include a septic tank?	X			
5. Does your sewage system include a drainfield?		X		
6. Does your sewage system include a sandmound?		X		
7. Does your sewage system include a cesspool?		X		
8. Is your sewage system shared?		X		
9. Is your sewage system any other type? Explain:		X		
10. Is your sewage system supported by a backup or alternate system?				
(D) Tanks and Service				
1. Are there any metal/steel septic tanks on the Property?				
2. Are there any cement/concrete septic tanks on the Property?				
3. Are there any fiberglass septic tanks on the Property?				
4. Are there any other types of septic tanks on the Property? Explain				
5. Where are the septic tanks located?				
6. When were the tanks last pumped and by whom?				
(E) Abandoned Individual On-lot Sewage Disposal Systems and Septic				
1. Are you aware of any abandoned septic systems or cesspools on the Property?				
2. If "yes," have these systems, tanks or cesspools been closed in accordance with the municipality's ordinance?				
(F) Sewage Pumps				
1. Are there any sewage pumps located on the Property?				
2. If "yes," where are they located?				
3. What type(s) of pump(s)?				
4. Are pump(s) in working order?				
5. Who is responsible for maintenance of sewage pumps?				
(G) Issues				
1. How often is the on-lot sewage disposal system serviced?				
2. When was the on-lot sewage disposal system last serviced and by whom?				
3. Is any waste water piping not connected to the septic/sewer system?				
4. Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items?				

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				
A2				
A3				
A4				
A5				
A6				
A7				
B				

(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	X			
A2				
A3				
A4				
A5				
A6	X			
A7				
B1				
B2				
B3				
C				

(B) **System(s)**

1. How many water heaters are there? _____
Tanks _____ Tankless _____
2. When were they installed? _____
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				
A3				
A4				
A5				
A6				
A7	X			
A8				
A9				
B1				
B2				
B3				
B4				
B5				
B6				
B7				

(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

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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)				
337	How many and location? _____				
338	9. Wood stove(s)				
339	How many and location? _____				
340	10. Coal stove(s)				
341	How many and location? _____				
342	11. Wall-mounted split system(s)				
343	How many and location? _____				
344	12. Other: _____				
345	13. If multiple systems, provide locations _____				
346					
347	(C) Status				
348	1. Are there any areas of the house that are not heated?				
349	If "yes," explain: _____				
350	2. How many heating zones are in the Property? _____				
351	3. When was each heating system(s) or zone installed? _____				
352	4. When was the heating system(s) last serviced? _____				
353	5. Is there an additional and/or backup heating system? If "yes," explain: _____				
354					
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? _____				
359	2. Are all fireplaces working?				
360	3. Fireplace types (wood, gas, electric, etc.): _____				
361	4. Was the fireplace(s) installed by a professional contractor or manufacturer's representative?				
362	5. Are there any chimneys (from a fireplace, water heater or any other heating system)?				
363	6. How many chimneys? _____				
364	7. When were they last cleaned? _____				
365	8. Are the chimneys working? If "no," explain: _____				
366	(E) Fuel Tanks				
367	1. Are you aware of any heating fuel tank(s) on the Property?				
368	2. Location(s), including underground tank(s): _____				
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				
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				
379	How many and the location? _____				
380	3. Window units				
381	How many? _____				
382	4. Wall-mounted split units				
383	How many and the location? _____				
384	5. Other _____				
385	6. None				
386	(B) Are there any areas of the house that are not air conditioned?				
387	If "yes," explain: _____				
388	(C) Are you aware of any problems with any item in Section 14? If "yes," explain: _____				
389					

390 Seller's Initials AR JD Date 7/9/2025 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? entirely
 - 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				
3b		X		
B			X	
C				
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				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				

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

(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

1. Are you aware of any fill or expansive soil on the Property?

2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, sinkholes or earth stability problems that have occurred on or affect the Property?

3. Are you aware of sewage sludge (other than commercially available fertilizer products) being spread on the Property?

4. Have you received written notice of sewage sludge being spread on an adjacent property?

5. Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations on the Property?

Yes	No	Unk	N/A

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:

1. Farmland and Forest Land Assessment Act - 72 P.S. §5490.1, et seq. (Clean and Green Program)

2. Open Space Act - 16 P.S. §11941, et seq.

3. Agricultural Area Security Law - 3 P.S. §901, et seq. (Development Rights)

4. Any other law/program: _____

Yes	No	Unk	N/A

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):

1. Timber

2. Coal

3. Oil

4. Natural gas

5. Mineral or other rights (such as farming rights, hunting rights, quarrying rights) Explain: _____

Yes	No	Unk	N/A

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

1. Is any part of this Property located in a wetlands area?

2. Is the Property, or any part of it, designated a Special Flood Hazard Area (SFHA)?

3. Do you maintain flood insurance on this Property?

4. Are you aware of any past or present drainage or flooding problems affecting the Property?

5. Are you aware of any drainage or flooding mitigation on the Property?

6. 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?

7. 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

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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): There is a riteaway on the back of the property

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 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				

(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				

(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				

Seller's Initials AP JDL **Date** 7/9/2025 **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?

A3

Yes	No	Unk	N/A
	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?

B1

	X		
--	---	--	--

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?

B2

	X		
--	---	--	--

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

B3

	X		
--	---	--	--

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?

C1

--	--	--	--

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

C2

--	--	--	--

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?

D1

--	--	--	--

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

Signed by: Alvin Fisher

Alvin Fisher

DATE 7/9/2025

609 SELLER

Signed by: John David Lantz

John David Lantz

DATE 7/9/2025

610 SELLER

Signed by: Daniel Fisher

Daniel Fisher

DATE _____

611 SELLER

Signed by: _____

DATE _____

612 SELLER

Signed by: _____

DATE _____

613 SELLER

Signed by: _____

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 30th day of August in the year two thousand twenty five (2025)

BETWEEN ALVIN FISHER, JOHN DAVID LANTZ and ELI STOLTZFUS, 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 October 29, 2025.
- The property that is subject to this Agreement is described as follows: All that certain tract of land situate in Doylestown, Franklin County, Pennsylvania, containing 189 acres, and having thereon a dwelling with an address of 0 Burns Valley Road, Doylestown, Franklin County, Pennsylvania.
- 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 Sellers 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.
- Buyers hereto waive 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

ALVIN FISHER, Seller

JOHN DAVID FISHER, Seller

ELI STOLTZFUS, Seller

, Buyer

, Buyer



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