76.84 ACRE FARM

PUBLIC AUCTION

4 BEDROOM HOME | DAIRY BEEF BARN | 2 PARCELS

SNYDER COUNTY









AUCTION DATE Saturday, OCTOBER 18 2025 @ 11:00 AM

103 Pond Lane | Middleburg, PA 17842

Directions: From Rt 522 S turn right on Salem Rd. Go for 4.5 mi then turn left on Jackson Rd then sharp left on Pond Ln. Watch for signs!

PROPERTY FEATURES

PARCEL #1 (Tax ID: 13-01-025)

- 41.3 Acres
- 4 Bedroom Home
- 66'x34' Bank Barn
- 26'x70' Pole Barn
- 34'x62' Equipment Shed
- 46'x236' Dairy Beef Barn (360 Head) w/ Good Contract
- Small Pond
- Private Setting w/ Beautiful Views!
- Home Has No Electric and an Outhouse
- Annual Taxes: \$4219

PARCEL #2 (Tax ID:13-01-156)

- 35.54 Acres
- Mostly Tillable w/ Small Stream
- Excellent Valley Views
- Deeded Right of Way Access
- Annual Taxes: \$459

(property is not enrolled in Clean & Green)

OPEN HOUSE

Tues. Sept 23, from 1-3 Sat. Sept. 27, from 10-12

For more information on the farm or private showing, call

Jake Yoder @ 717-513-5386 or Matt

Bergey @ 570-412-0304

TERMS

\$30,000.00 deposit per parcel day of auction. Buyer pays 2% transfer tax. Closing by December 12, 2025 or before. Crops in the fields are reserved for 2025 harvest.

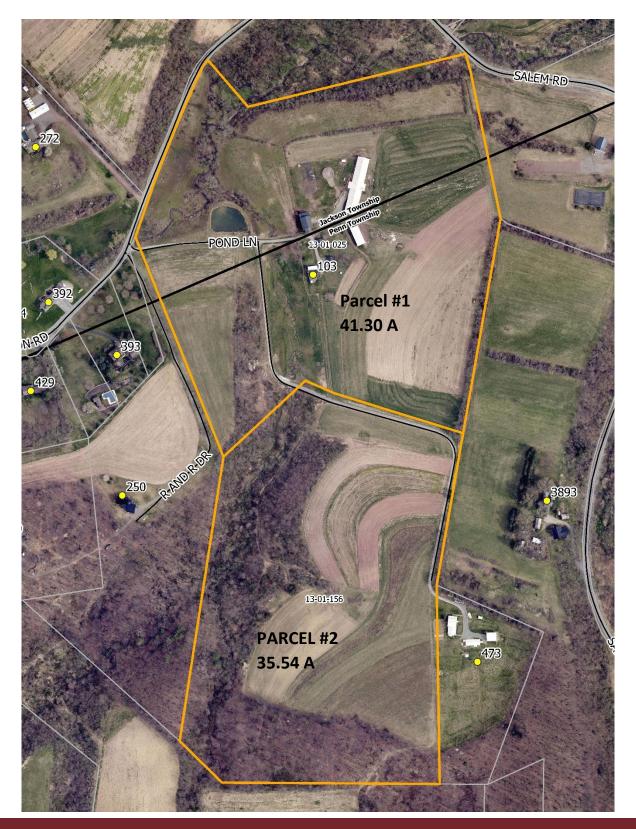
Parcels will be offered individually only.

All information is deemed accurate but not guaranteed.

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AUCTIONEERS

Jake Yoder AU#005851 Ph 717-513-5386 Matt Bergey AA#019473 Ph 570-412-0304 SELLERS Eli C Hostetler Rebecca A Hostetler



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



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