69.2 ACRES

PUBLIC AUCTION

STONE HOME | EQUIPMENT SHED | PAVILION

PERRY COUNTY



1323 Couchtown Rd. | Loysville, PA 17047

Directions: From US 322/22 in Newport, follow PA-34 S for 7.1 miles and continue straight onto PA-274 W. Continue for 14 miles and turn left onto Couchtown Rd. Go 1.3 miles and turn right onto lane. Follow signs to property.

PROPERTY FEATURES

- 69.2 acres in scenic Perry County
- 3,189 sq. ft. stone home
- 5 bedrooms, 4 baths, and 2 kitchens
- Full walkout basement, multiple porches & patios
- Pavilion with outdoor kitchen
- Volleyball/pickleball court & children's play area
- 22' x 22' detached 2-car garage
- 38' x 80' equipment shed
- 17 acres of fertile tillable ground
- Large enclosed tree stand
- Off grid 435 sq. ft. cabin w/ outdoor fire place
- Property borders the Shermans Creek
- Located near Fowlers Hollow, Big Spring, Little Buffalo, and Colonel Denning State Parks.

OPEN HOUSE

Sat. Sept. 6, 4-6 P.M. & Fri. Sept. 19, 4-6 P.M. For a private tour call: Gerald 717-582-6589 Meryl 717-629-6036

AUCTION
DATE
Wednesday,
OCTOBER 15,
2025
@ 3:00 P.M.

TERMS

\$50,000 down payment on the day of the auction. Settlement on or before January 15, 2026. 2% transfer tax to be paid by the buyer. Real estate taxes to be prorated from settlement day.

Estimated Annual Taxes \$4,682.

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

All information is deemed accurate but not guaranteed

AUCTIONEER REMARKS Discover a rare opportunity to own 69.2 acres in scenic Perry County. As a previous offsite showroom for AH Reiff, the home is surrounded by extensive hardscaping, including a paved driveway, a paver parking area, paver patios with picnic tables, and flagstone walkways. Enjoy resort-style amenities with a hot tub, impressive pavilion featuring an outdoor kitchen, volleyball/pickleball court, and children's play area. At the top of the ridge, a large open field is perfect for farming or food plots. Currently a popular cabin retreat, this property blends income potential, farming capability, and year-round recreation in one exceptional package.



AUCTIONEER

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



Ammon & Bonnie Reiff







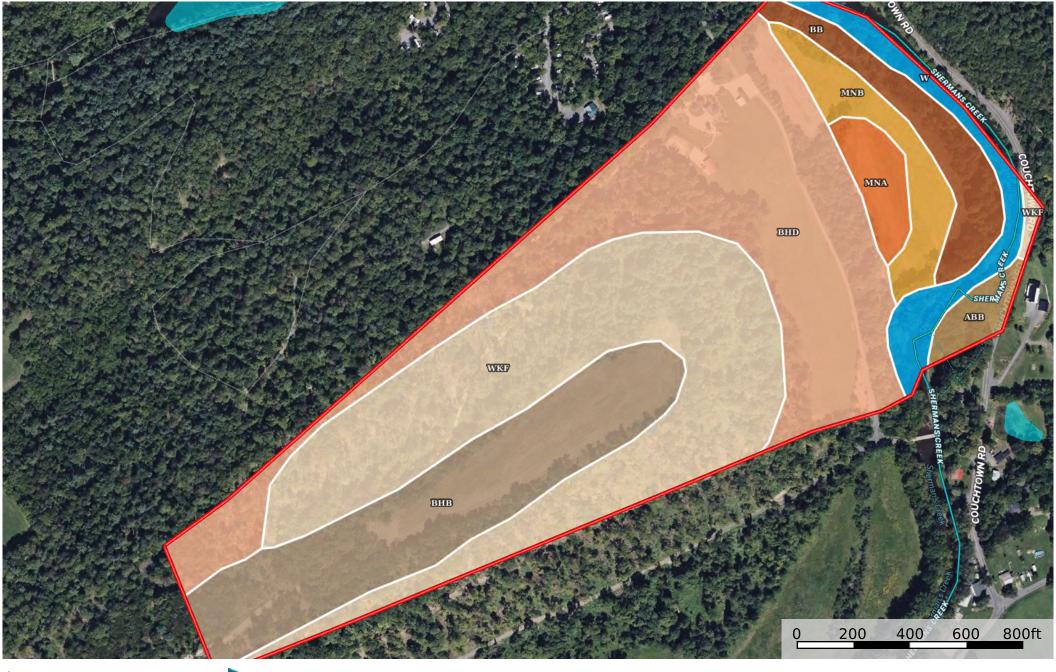












Water Body

Boundary 70.59 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	СРІ	NCCPI	CAP
WkF	Weikert and Klinesville very shaly silt loams, 25 to 75 percent slopes	23.06	32.67	0	6	7e
BhD	Berks channery silt loam, 8 to 25 percent slopes, very stony	21.56	30.55	0	33	6s
BhB	Berks channery silt loams, 3 to 8 percent slopes, very stony	12.54	17.77	0	44	6s
Bb	Barbour soils	3.72	5.27	0	52	1
W	Water	3.36	4.76	0	1	-
MnB	Monongahela silt loam, 3 to 8 percent slopes	3.31	4.69	0	45	2e
MnA	Monongahela silt loam, 0 to 3 percent slopes	1.8	2.55	0	46	2w
AbB	Albrights silt loam, 3 to 8 percent slopes	1.24	1.76	0	48	2e
TOTALS		70.59(*)	100%	1	26.73	5.69

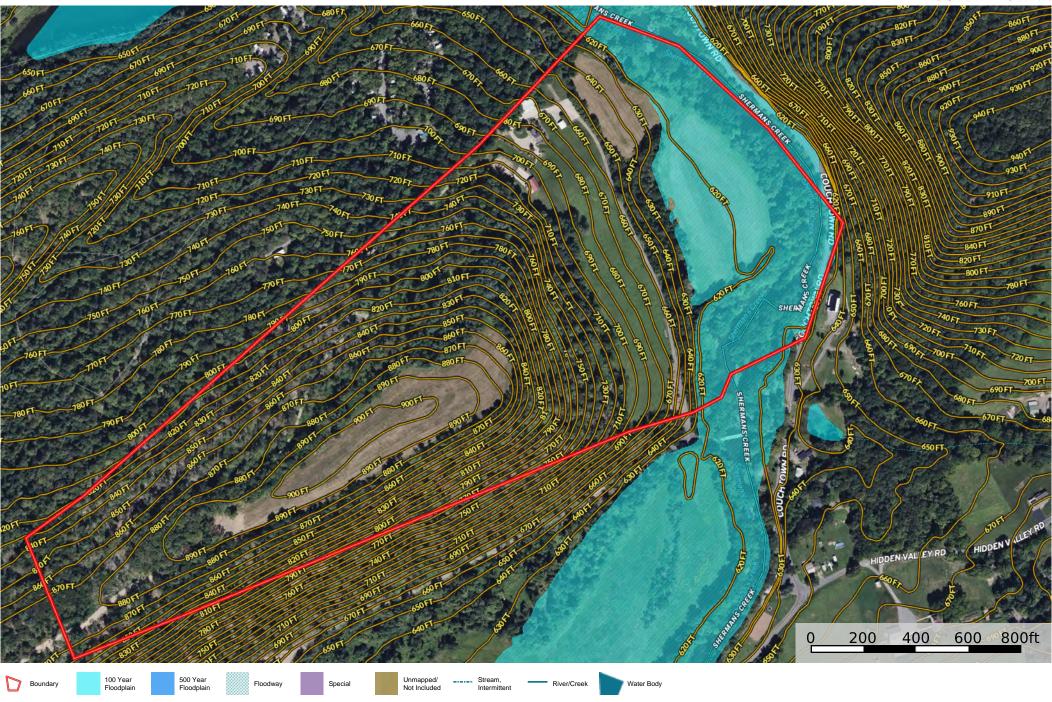
(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

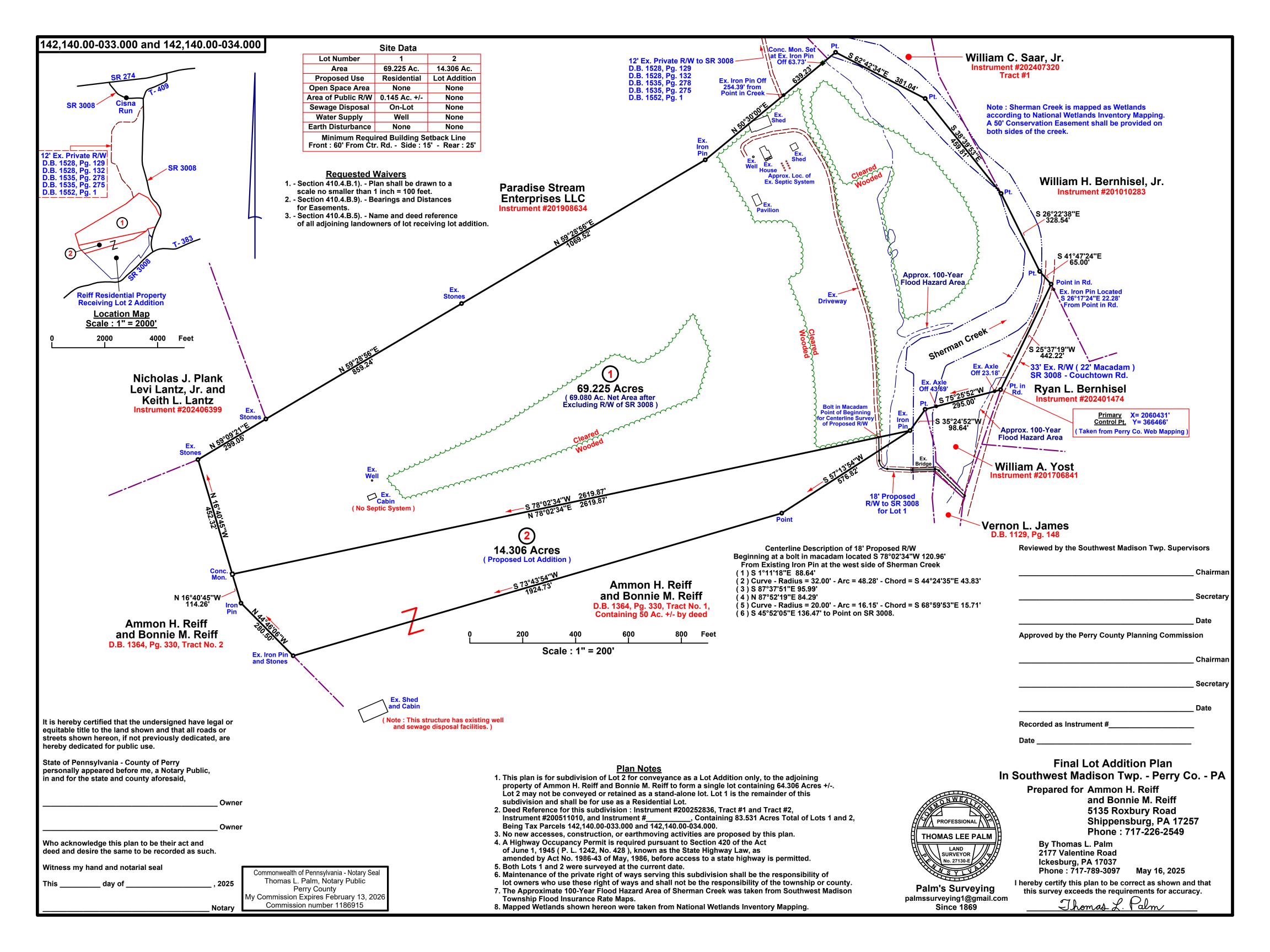


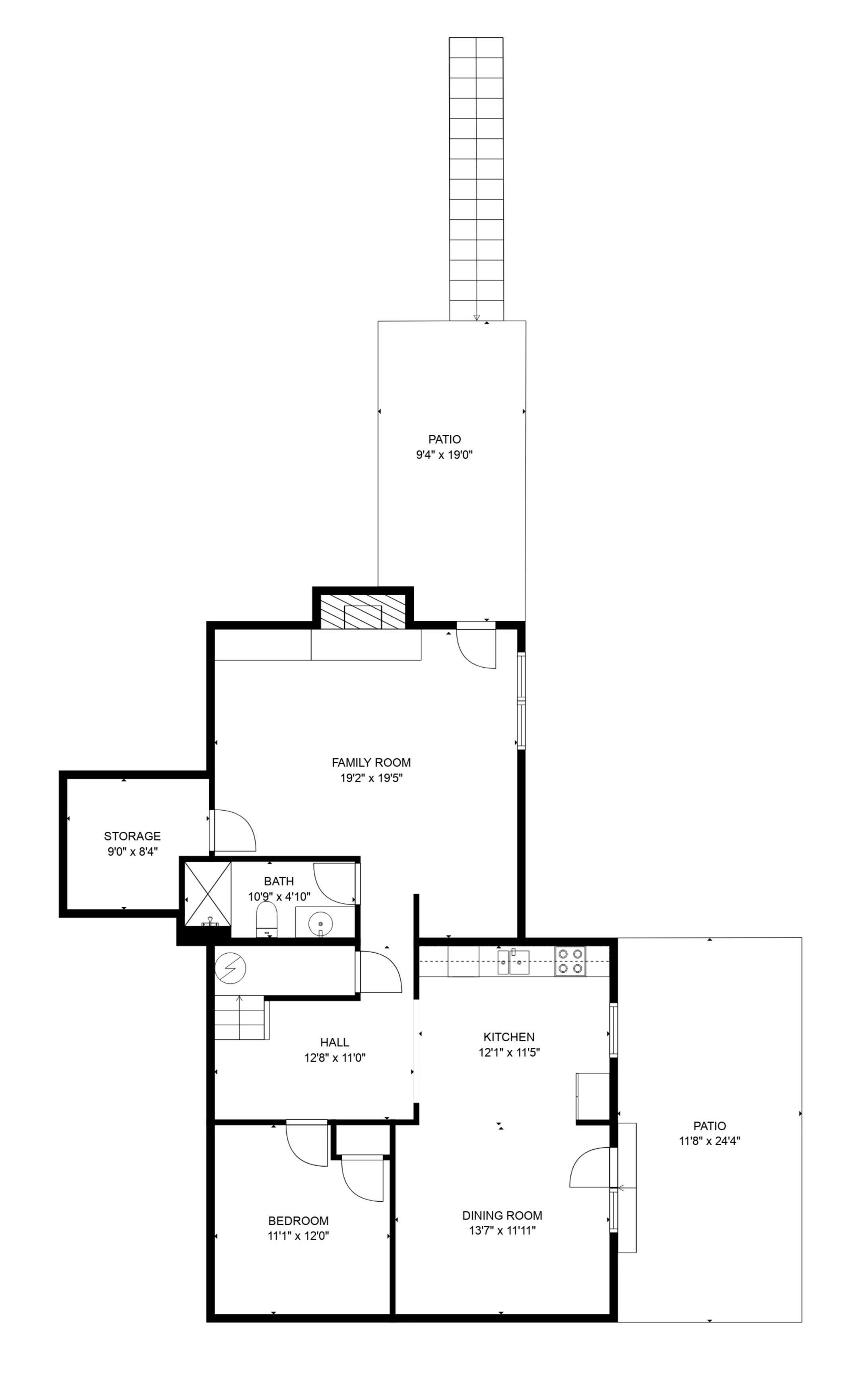
(s) soil limitations within the rooting zone (w) excess of water

Pennsylvania, AC +/-



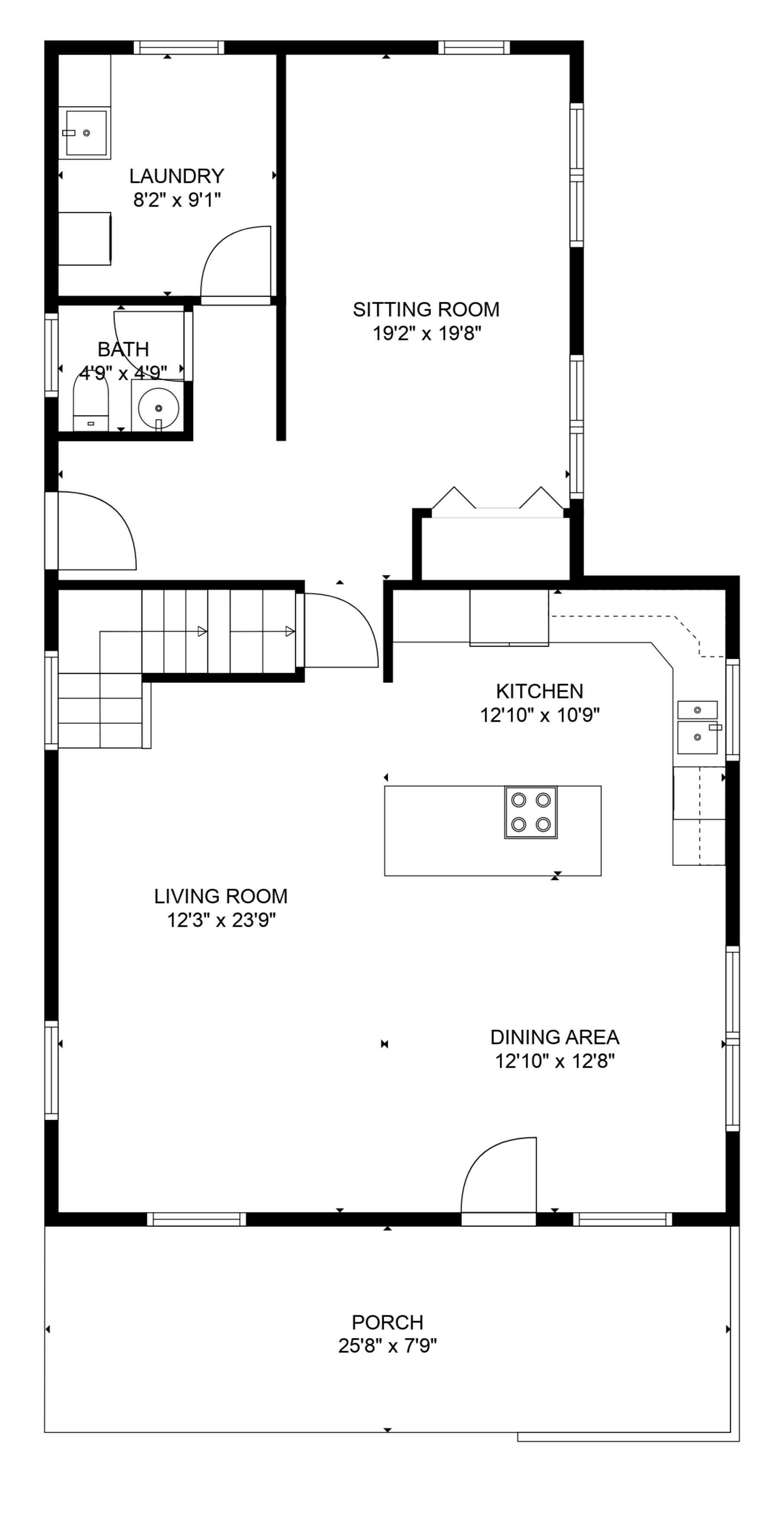




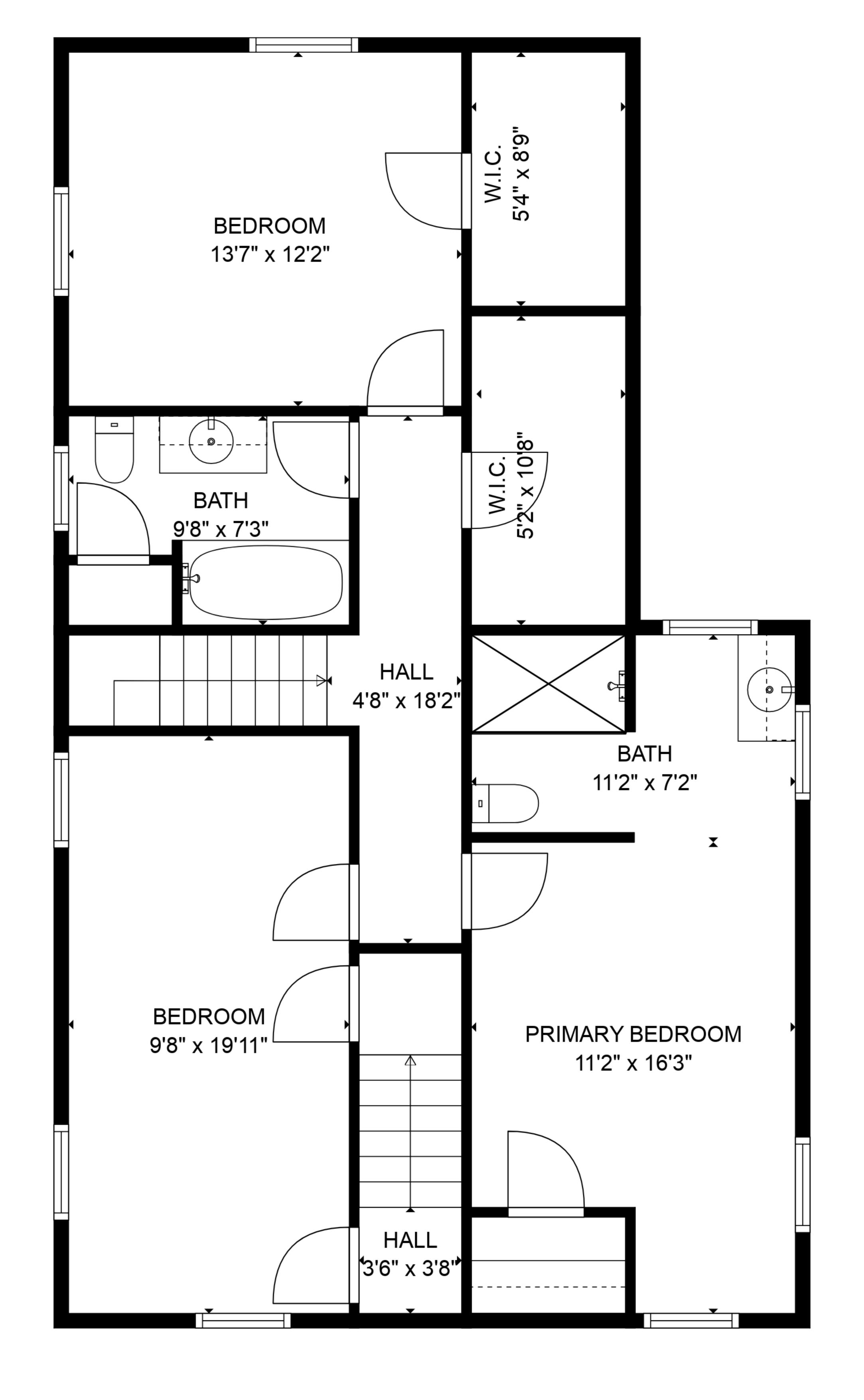


FLOOR 1: 986 sq. ft, FLOOR 2: 970 sq. ft, FLOOR 3: 929 sq. ft, FLOOR 4: 301 sq. ft
EXCLUDED AREAS: STORAGE: 68 sq. ft, PATIO: 519 sq. ft, FIREPLACE: 14 sq. ft,
PORCH: 199 sq. ft, LOW CEILING: 148 sq. ft

WALLS: 256 sq. ft

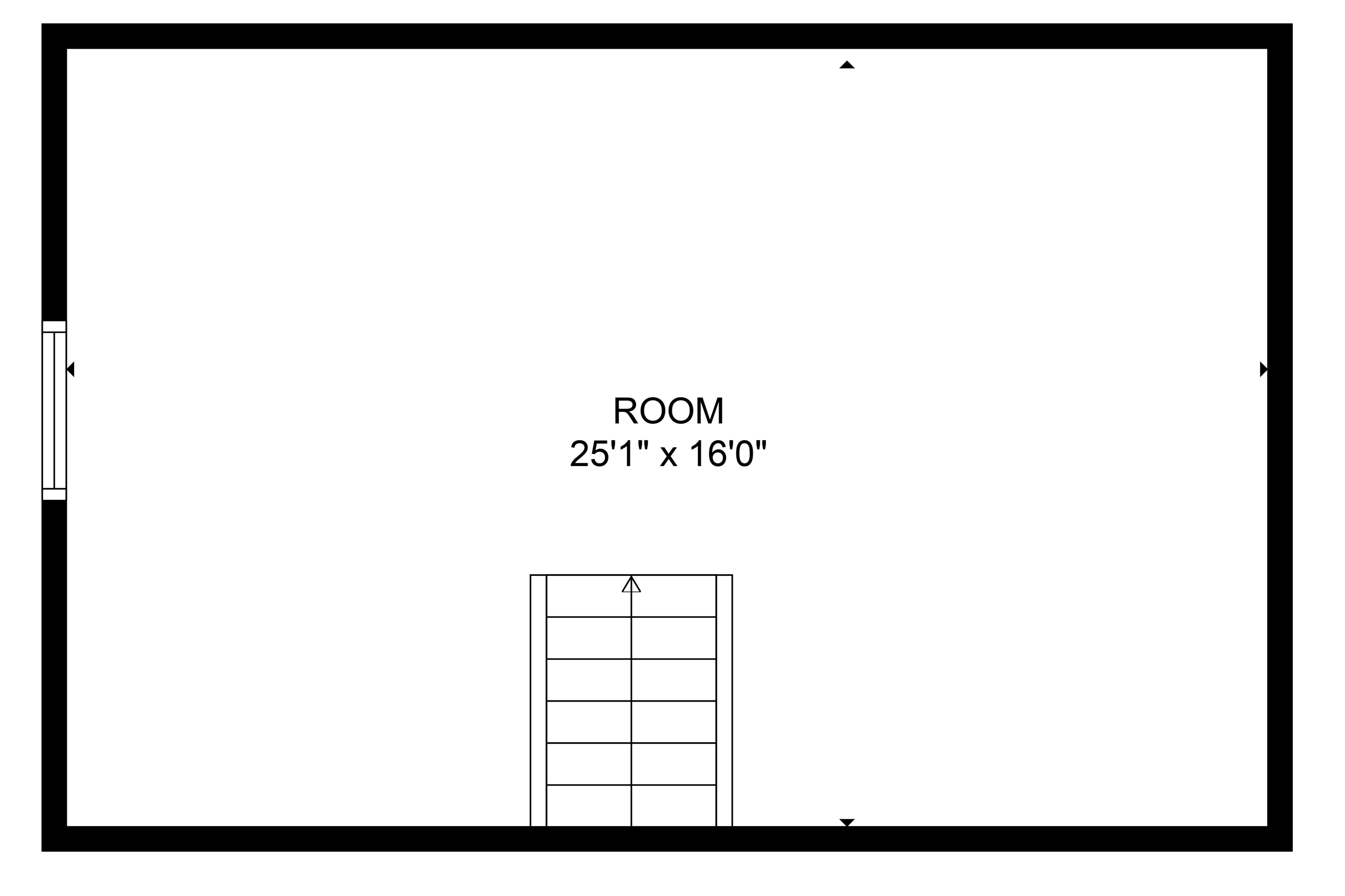


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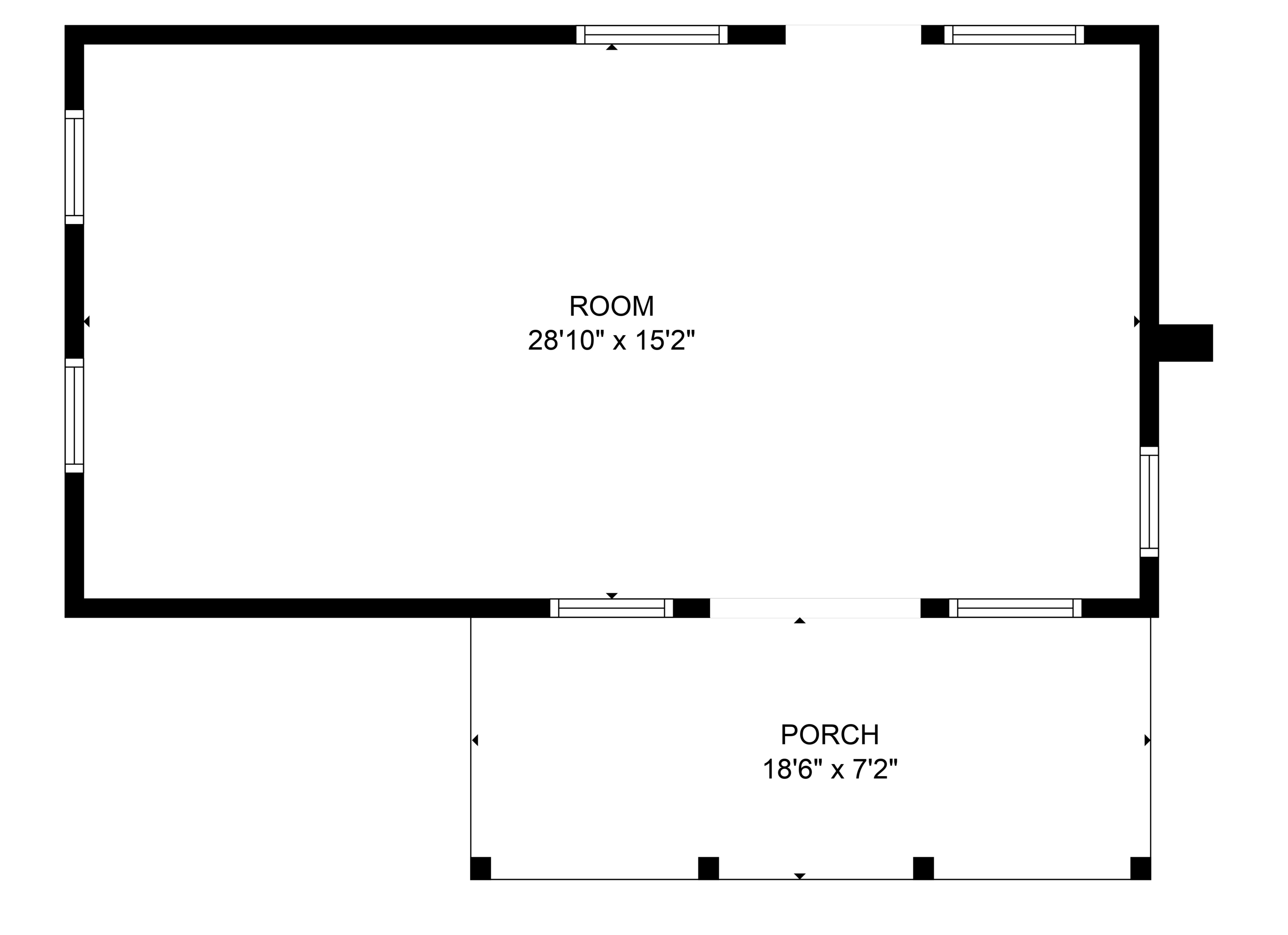


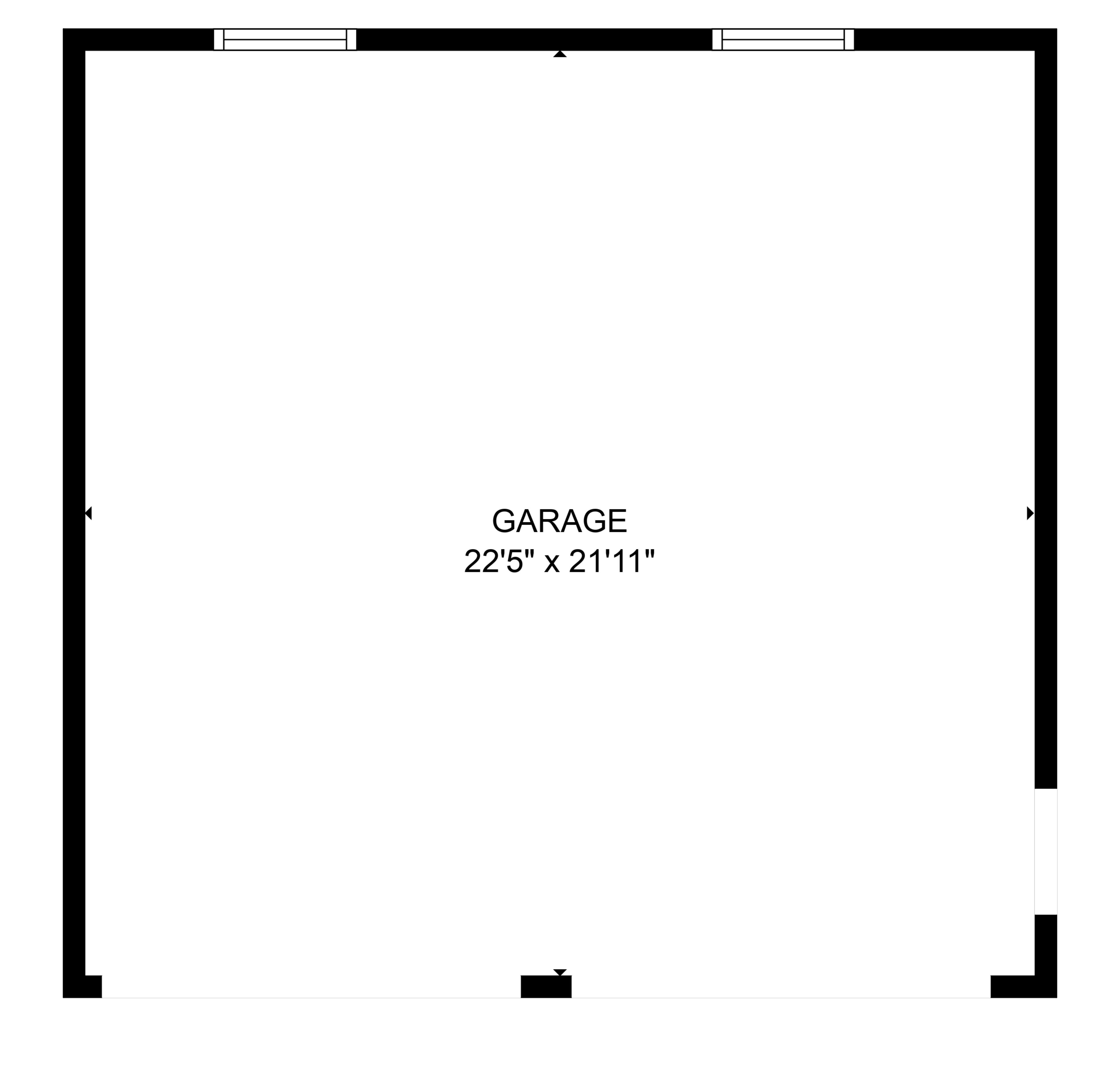
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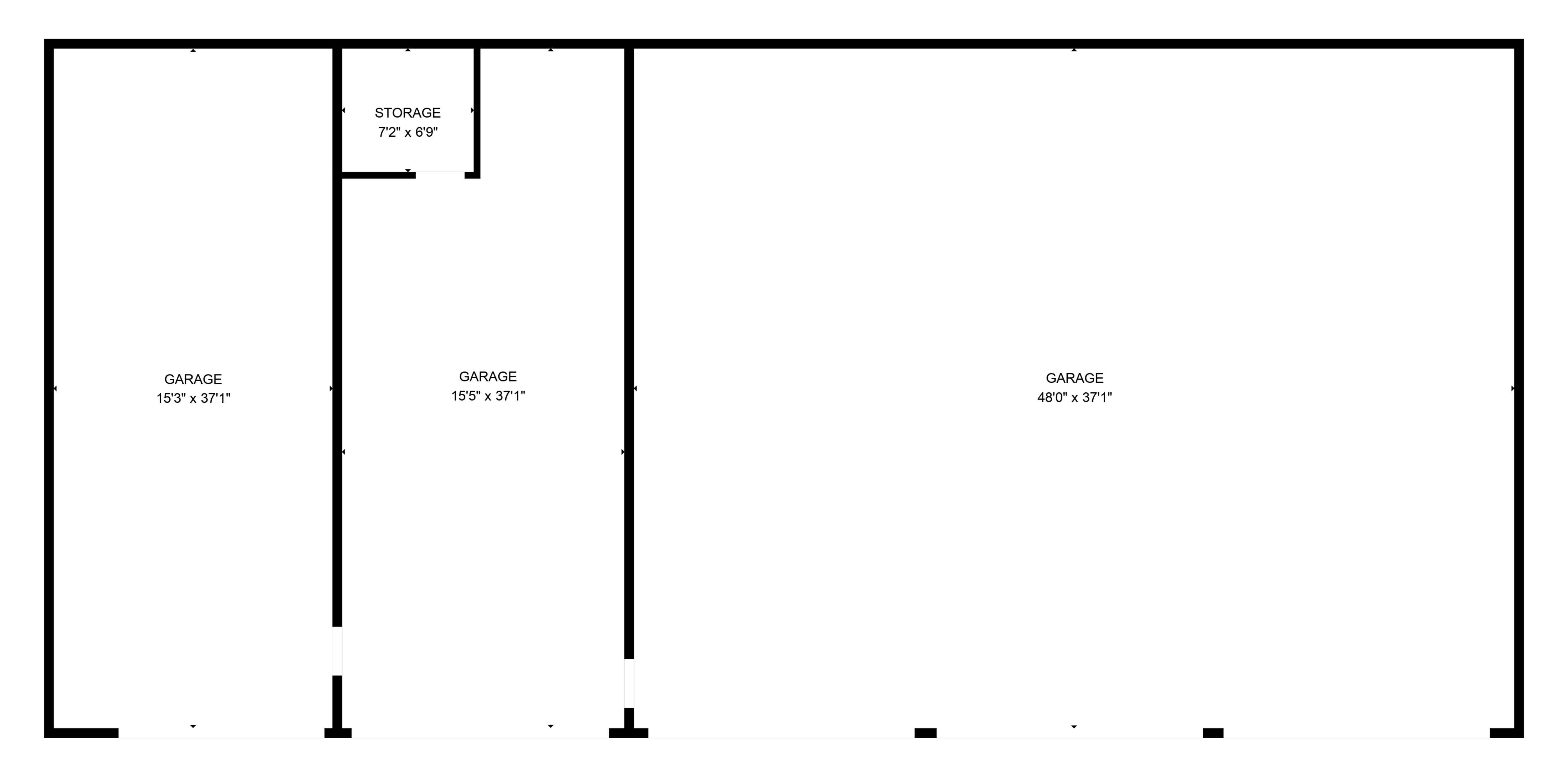
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May 1, 2025 Ammon Reiff 1323 Couchtown Road, Loysville, PA, 17047

Dear Sirs,

As requested, we have inspected the onsite wastewater treatment system at 1323 Couchtown Road, Loysville, PA, 17047. This letter provides you with a report of the inspection. After inspecting the tank and absorption area, it was determined that the system was in Satisfactory condition on the date that it was inspected. Upon arrival to perform the inspection, the tank lid was opened and the liquid level was determined to be at the proper level, after pumping the tank, the toilets in the house were flushed and determined to enter the tank properly. The drainfield was located and probed and determined to be in satisfactory condition. There was no sign of any water retention or sludge in the drainfield. You are welcome to call with any further questions.

Thanks
Zachary Martin
Premiere Property Services
717-530-0582

The Company provides no warranty, either express or implied, including any warranty of merchantability or fitness for purpose, or any other warranty whatsoever, that the system meets any code or specifications, or will function properly for any period of time whatsoever, or otherwise will not malfunction or cause contamination of the ground or surface waters. A copy of the field data upon which this report is based is available upon request.

PREMIERE PROPERTY SERVICES

Inspection Checklist

1076 Pinola Road, Shippensburg PA, 17257 717-530-0582 Septic Inspection Report

Site Address-1323 Couchtown Road, Loysville, PA, 17047

Contact - Ammon Reiff

Buyer- Unknown

Phone no. -717-226-2549

Date of last pumping - Unverified, pumped previously according to seller

Age of septic system - Early 2000s

Type of building system services - residence

Is the building in use? Seasonal Occupancy

Building Sewer Satisfactory? Yes

Treatment Tank Information

No of Tanks - 1

No of Compartments -1

Capacity - 1000 gal

Depth – 10in below grade

Depth of Lids- 10 in below grade, riser to grade at inlet baffle

Condition of Baffles - Satisfactory

Cracks, Leaks, Deterioration -none observed

Water Level in Tank -satisfactory

Absorption Area Information

Located? Yes

Drainfield Type - bed to left front of house

Approximate Square Footage – 800ft

Inches of Aggregate - 10

Inches of Dry Aggregate - 10

Any Water Surfacing or Wet Spots? - none

Conclusion – Current condition of system is Satisfactory

Recommendations/Concerns –Recommend pumping tank on a 5 year cycle if the home continues to be used at its current rate of occupancy

This letter is intended only as a report of the present condition of the on-site sewage disposal system, based on what we were able to observe and our considerable experience in on-site wastewater technology. Our Company has not been retained to warrant or guarantee the proper functioning of the system for any period of time in the future. Because of the numerous factors which may affect the proper operating of a septic system, as well as the inability of our company to supervise or monitor the use or maintenance of the system, this report shall not be construed as a warranty by our Company that the system will function properly for any particular buyer, and our Company DISCLAIMS ANY WARRANT, either expressed or implied, arising from the inspection of septic system or this report.

Thank you for allowing us the opportunity to be of service. If you have any additional questions, please do not hesitate to call.

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

1	PROPERTY 1323 Couchtown Rd, Loysville, PA 17047
2	SELLER Ammon H. Reiff, Bonnie M. Reiff
3	INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW
5 6 7	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 real estate transfer must disclose all known material defects about the property being sold that are not readily observable. A material defect 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 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 of its normal useful life is not by itself a material defect.
10 11	This property disclosure statement ("Statement") includes disclosures beyond the basic requirements of the Law and is designed to assist Seller in complying with disclosure requirements and to assist Buyer in evaluating the property being considered. Sellers who wish to see or use the basic disclosure form can find the form on the website of the Pennsylvania State Real Estate Commission. Neither this Statement nor the basic disclosure form limits Seller's obligation to disclose a material defect.
14 15	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 inspections or warranties that Buyer may wish to obtain. This Statement is not a warranty of any kind by Seller or a warranty or representation by any listing real estate broker, any selling real estate broker, or their licensees. Buyer is encouraged to address concerns about the condition of the Property that may not be included in this Statement.
	The Law provides exceptions (listed below) where a property disclosure statement does not have to be completed. All other sellers are obligated to complete a property disclosure statement, even if they do not occupy or have never occupied the Property.
19 20 21 22 23 24 25 26 27 28 29 30 31 32	 Transfers by a fiduciary during the administration of a decedent estate, guardianship, conservatorship or trust. Transfers as a result of a court order. Transfers to a mortgage lender that results from a buyer's default and subsequent foreclosure sales that result from default. Transfers from a co-owner to one or more other co-owners. Transfers made to a spouse or direct descendant. Transfers between spouses as a result of divorce, legal separation or property settlement. Transfers by a corporation, partnership or other association to its shareholders, partners or other equity owners as part of a plan of liquidation. Transfers of a property to be demolished or converted to non-residential use. Transfers of unimproved real property. Transfers of new construction that has never been occupied and: a. The buyer has received a one-year warranty covering the construction; b. The building has been inspected for compliance with the applicable building code or, if none, a nationally recognized model building code; and c. A certificate of occupancy or a certificate of code compliance has been issued for the dwelling.
36	COMMON LAW DUTY TO DISCLOSE Although the provisions of the Real Estate Seller Disclosure Law exclude some transfers from the requirement of completing a disclosure statement, the Law does not excuse the seller's common law duty to disclose any known material defect(s) of the Property in order to avoid fraud, misrepresentation or deceit in the transaction. This duty continues until the date of settlement.
38 39 40 41 42	EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK According to the provisions of the Real Estate Seller Disclosure Law, the undersigned executor, administrator or trustee is not required to fill out a Seller's Property Disclosure Statement. The executor, administrator or trustee, must, however, disclose any known material defect(s) of the Property. DATE

Seller's Initials A / R Date 6/7/25

Pennsylvania B. W. R. 6/7/25

Resolution of Resol SPD Page 1 of 11 Buyer's Initials Date

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rev. 3/21; rel. 7/21 1323 Couchtown Rd

SELLER'S EXPERTISE		Yes	No	Unk	N/Z
(A) Does Seller possess expertise in contracting, engineering, architecture, environmental assessment or			1.0	XIII	
other areas related to the construction and conditions of the Property and its improvements?	Ā		1	المقالة	1
(B) Is Seller the landlord for the Property? Ow HEV	В		V		
(C) Is Seller a real estate licensee? NO Explain any "yes" answers in Section 1:	C		V		W.
Explain any "yes" answers in Section 1:					
OWNERSHIP/OCCUPANCY					
(A) Occupancy		Yes	No	Unk	N/A
1. When was the Property most recently occupied? NOT	AI	TO THE			416
2. By how many people?	A2				
3. Was Seller the most recent occupant? WEEKENDS only	A.3	,	V		
4. If "no," when did Seller most recently occupy the Property?	14				
(B) Role of Individual Completing This Disclosure. Is the individual completing this form:				4.00	
1.) The owner	В1	V	V		
The executor or administrator The trustee	B2	200			75
I he trustee An individual holding power of attorney	B3 B4			77	Na Will
(C) When was the Property acquired? 1004	B4		100	-200	
(D) List any animals that have lived in the residence(s) or other structures during your ownership:					Maria
NONE					
Explain Section 2 (if needed):				_	_
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):		Yes	No	Unk	N/A
1. Condominium AO	B1	7 00	V		We.
2. Homeowners association or planned community No	82		~		
3. Cooperative N 6	B3		V	J. 19	
4. Other type of association or community No	B4		V		1 20,75
(C) If "yes," how much are the fees? \$, paid (\[Monthly)(\[Quarterly)(\[Yearly)	C		V= =0)		
(D) If "yes," are there any community services or systems that the association or community is responsi-		3			
ble for supporting or maintaining? Explain:	D				
(E) If "yes," provide the following information:				OR ELECTRIC	
Community Name Contact	E1 E2				
3. Mailing Address	E3				
4. Telephone Number	E4	200			7-3
(F) How much is the capital contribution/initiation fee(s)? \$	F				
otice to Buyer: A buyer of a resale unit in a condominium, cooperative, or planned community must recei ther than the plats and plans), the by-laws, the rules or regulations, and a certificate of resale issued by to poperative, or planned community. Buyers may be responsible for capital contributions, initiation fees or s regular maintenance fees. The buyer will have the option of canceling the agreement with the return of a	he asso similar Il depos	ciation one-tin	, cond	lominiu s in ada	ım, dition
icate has been provided to the buyer and for five days thereafter or until conveyance, whichever occurs fi	rst.				
ROOFS AND ATTIC					Tieses.
(A) Installation		Yes	No	Unk	N/A
1. When was or were the roof or roofs installed? 200 H 2. Do you have documentation (invoice, work order, warranty, etc.)? No	A1	4		71 223	
(B) Repair	A2	1000			
Was the roof or roofs or any portion of it or them replaced or repaired during your ownership?	В1		V		
2. If it or they were replaced or repaired, were any existing roofing materials removed?	B2		Α.		
(C) Issues			1		
 Has the roof or roofs ever leaked during your ownership? No 	CI		V	/	
 Have there been any other leaks or moisture problems in the attic? No Are you aware of any past or present problems with the roof(s), attic, gutters, flashing or down- 	C2		V		
The state of the s			1/	14.	F 4-4

BASEMENTS AND CRAWL SPACES						
(A) Sump Pump	0 40		Yes	No	Unk	N/
 Does the Property have a sump pit? If "yes," how many Does the Property have a sump pump? If "yes," how many 	No	A1		V		
3. If it has a sump pump, has it ever run?	any: No			V		
4 If it has a sump pump, its the sump pump in working orc	ler?	A3 A4	-			
(B) Water Infiltration	aci .			Servin		
Are you aware of any past or present water leakage, accument or crawl space? COLDSTORAGE ROOW		within the base-			405	
2. Do you know of any repairs or other attempts to control	any water or dampnes		/			
basement or crawl space? MINOR MOI STUR	E	B2	V	11.0	700	
Are the downspouts or gutters connected to a public sev	ver system?	В3		V		
Explain any "yes" answers in Section 5. Include the location a the name of the person or company who did the repairs and			r or rei	nedia	tion em	orts
TERMITES/WOOD-DESTROYING INSECTS, DRYROT, (A) Status	, PESTS		Yes	No	Unk	N/A
Are you aware of past or present dryrot, termites/wood-	destroying insects or o	ther pests on the		./	100	
Property? No		ΔI		V	1 " "	1
2. Are you aware of any damage caused by dryrot, termites/	wood-destroying insect	s or other pests? A2		V	-	
(B) Treatment	and the second second second	NO	-	* =		
1. Is the Property currently under contract by a licensed pe				V		
2. Are you aware of any termite/pest control reports or treat	atments for the Propert	y? N.6. B2		V		
STRUCTURAL ITEMS (A) Are you aware of any past or present movement, shifting, det foundations, or other structural components?	terioration, or other prob	olems with walls,	Yes	No	Unk	N/A
(B) Are you aware of any past or present problems with driveways the Property? NO	s, walkways, patios or re	taining walls on		V		
(C) Are you aware of any past or present water infiltration in the roof(s), basement or crawl space(s)?	house or other structure	es, other than the		V		
(D) Stucco and Exterior Synthetic Finishing Systems				1		
1. Is any part of the Property constructed with stucco or an	Exterior Insulating Fig.	NE				
(EIFS) such as Dryvit or synthetic stucco, synthetic bric	ck or synthetic stone? T	1d D1	E ENGL	V		F 14
2. If "yes," indicate type(s) and location(s)		1)2				
3. If "yes," provide date(s) installed	H us too to on a serie	D3	De JANG	1	Section 1	
(E) Are you aware of any fire, storm/weather-related, water, ha				V	- "	1
(F) Are you aware of any defects (including stains) in flooring of Explain any "yes" answers in Section 7. Include the location a			or rer	nedia	ion eff	orts
the name of the person or company who did the repairs and						,
ADDITIONS/ALTERATIONS			Yes	No	Unk	N/A
(A) Have any additions, structural changes or other alterations (been made to the		1		
Property during your ownership? Itemize and date all additi		Were permits	F	inal in	spectio	ns/
		THE DETTINES				
Property during your ownership? Itemize and date all additi Addition, structural change or alteration	Approximate date	obtained?			s obtain	
Property during your ownership? Itemize and date all additi	Approximate date of work				s obtain /Unk/N	
Property during your ownership? Itemize and date all additi Addition, structural change or alteration		obtained?				

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

		Approximate date	Were permits obtained?			ispection ls obtai	
	Addition, structural change or alteration	of work	(Yes/No/Unk/NA)			o/Unk/	
	A sheet describing other additions and alto ou aware of any private or public architectural revie ? If "yes," explain:		her than zoning	Yes	No	Unk	N
altering prope and if so, when grade or remo if issues exist.	The PA Construction Code Act, 35 P.S. §7210 et rties. Buyers should check with the municipality to her they were obtained. Where required permits w we changes made by the prior owners. Buyers can h Expanded title insurance policies may be available t a permit or approval.	determine if permits and/o vere not obtained, the munic ave the Property inspected l	or approvals were ned cipality might require by an expert in codes	cessary the cu complia	for di. rrent d ince to	sclosed owner t detern	wo o up nine
Note to Buyer drainage contivious surfaces to determine ij ability to make	According to the PA Stormwater Management Act and flood reduction. The municipality where the added to the Property. Buyers should contact the act the prior addition of impervious or semi-pervious future changes. SUPPLY	e Property is located may i local office charged with o	mpose restrictions or verseeing the Stormw	imper ater Ma	vious d anage	or semi ment P	-pei lan
	e. Is the source of your drinking water (check all t	hat apply):		Yes	No	Unk	N
1. Pi	되었습니다. 그리고 있었습니다. 그 사람이 되고 있다는 아니라 그 가장하는 그 이번 사고 하게 되었다.		4.1	1 63	1	Cin	
	well on the Property		A1	V			
1 4. 17					1		
			A2		1/		E
3. C	ommunity water		A3		V		
3. C 4. A	ommunity water holding tank		A3 A4		V	7	
3. C 4. A 5. A	ommunity water holding tank cistern		A3 A4 A5		V	7	
3. C 4. A 5. A 6. A	ommunity water holding tank cistern spring		A3 A4 A5 A6		VVV	1	
3. C 4. A 5. A 6. A 7. O	ommunity water holding tank cistern spring ther		A3 A4 A5		VVV	1	
3. C 4. A 5. A 6. A 7. O 8. If	ommunity water holding tank cistern spring ther no water service, explain:		A3 A4 A5 A6		VVV	/	
3. C 4. A 5. A 6. A 7. O 8. If (B) Gene	ommunity water holding tank cistern spring ther no water service, explain:	All - The instance	A3 A4 A5 A6 A7		VVVV	1	
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3. C 4. A 5. A 6. A 7. O 8. If (B) Gene 1. W	ommunity water holding tank cistern spring ther no water service, explain: ral hen was the water supply last tested? Not A T est results: The Boat No Sto lehuro Ma	All - The water ;	Seems to be BI		V	/	
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3. C 4. A 5. A 6. A 7. O 8. If (B) Gene 1. W 2. Is If 4. D	bommunity water holding tank cistern spring ther no water service, explain: ral hen was the water supply last tested? Hot At estresults: The Boat No Sto Lphuro No the water system shared? No "yes," is there a written agreement? by you have a softener, filter or other conditioning s	system? No	Seems to be BI Cleans B2 B3 B4		V		
3. C 4. A 5. A 6. A 7. O 8. If (B) Gene 1. W 2. Is If 4. D 5. Is	cistern spring ther no water service, explain: ral hen was the water supply last tested? The Boat No Sto lahars Me the water system shared? NO "yes," is there a written agreement? o you have a softener, filter or other conditioning s the softener, filter or other treatment system leases	system? No d? From whom?	Seeus to be BI (100000 B2 B3 B4 B5		V	/	
3. C 4. A 5. A 6. A 7. O 8. If (B) Gene 1. W 2. Is If 4. D 5. Is 6. If	cistern spring ther no water service, explain: ral hen was the water supply last tested? The Boat No Sto laharo Ma the water system shared? No "yes," is there a written agreement? o you have a softener, filter or other conditioning s the softener, filter or other treatment system leased your drinking water source is not public, is the pur	system? No d? From whom?	Seems to be BI Ceans B2 B3 B4 B5 B7 B2 B3 B4 B5	V	V	/	
3. C 4. A 5. A 6. A 7. O 8. If (B) Gene 1. W 2. Is If 4. D 5. Is 6. If (C) Bypa	cistern spring ther no water service, explain: ral then was the water supply last tested? The Boat No Sto laharo No the water system shared? The water system shared? The water system shared? The water system shared? To you have a softener, filter or other conditioning so the softener, filter or other treatment system leased your drinking water source is not public, is the pur plain: See Valve (for properties with multiple sources of w	system? No d? From whom? mping system in working o	See us to be BI (cans B2 B3 B4 B5) B6	V	V	/	
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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. (E) Issues 1. Are you aware of any leaks or other problems, past or present, relating to the water supply, pumping system and related items? EI 2. Have you ever had a problem with your water supply? 707 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 Unk No/ 1. Is the Property served by a sewage system (public, private or community)? AL 2. If "no," is it due to unavailability or permit limitations? 1.2 3. When was the sewage system installed (or date of connection, if public)? 2004
4. Name of current service provider, if any: PREMIER PROPERTY SERVICES

Type Is your Property served by:

1. Public 43 (B) Type Is your Property served by: 1. Public 2. Community (non-public) R7 3. An individual on-lot sewage disposal system **B**3 4. Other, explain: Premier Property Services
(C) Individual On-lot Sewage Disposal System. (check all that apply): 84 1. Is your sewage system within 100 feet of a well? CI 2. Is your sewage system subject to a ten-acre permit exemption? C2 3. Does your sewage system include a holding tank? C3 4. Does your sewage system include a septic tank? C4 5. Does your sewage system include a drainfield? C5 6. Does your sewage system include a sandmound? C6 7. Does your sewage system include a cesspool? C7 8. Is your sewage system shared? C8 9. Is your sewage system any other type? Explain: C9 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? DI 2. Are there any cement/concrete septic tanks on the Property? D2 3. Are there any fiberglass septic tanks on the Property? D3 35 4. Are there any other types of septic tanks on the Property? Explain 5. Where are the septic tanks located? South of House

6. When were the tanks last pumped and by whom? PREMIER DROPERTY SERVICES

Pumped and Paspected - 5/01/25 D5 Do (E) Abandoned Individual On-lot Sewage Disposal Systems and Septic 1. Are you aware of any abandoned septic systems or cesspools on the Property? EI 2. If "yes," have these systems, tanks or cesspools been closed in accordance with the municipality's ordinance? E2 (F) Sewage Pumps 1. Are there any sewage pumps located on the Property? FI 2. If "yes," where are they located? F2 3. What type(s) of pump(s)? F3 4. Are pump(s) in working order? F4 5. Who is responsible for maintenance of sewage pumps? _ (G) Issues GI 2. When was the on-lot sewage disposal system last serviced and by whom? 5 (01/25 Premier Property Services 270 3. Is any waste water piping not connected to the septic/sewer system? G3 4. Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items? Seller's Initials A / R Date 6 7/25 SPD Page 5 of 11 Buyer's Initials B, M, R, Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com Date

Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered. Explain any "yes" answers in Section 10. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date the work was done: _ 11. PLUMBING SYSTEM (A) Material(s). Are the plumbing materials (check all that apply): Ves No Unk N/A 1. Copper AL 2. Galvanized 12 3. Lead A3 4. PVC 14 Polybutylene pipe (PB) 15 Cross-linked polyethyline (PEX) 46 BLACK Well Pipe 7. Other 17 (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.)? B If "yes," explain: 12. DOMESTIC WATER HEATING (A) **Type(s)**. Is your water heating (check all that apply): Yes No Unk N/A 1. Electric AL 2. Natural gas A2 3. Fuel oil A3 4. Propane 14 If "yes," is the tank owned by Seller? 5. Solar 15 If "yes," is the system owned by Seller? 6. Geothermal 16 7. Other (B) System(s) 1. How many water heaters are there? DNE Tanks X Tankless 2. When were they installed? 200 A B2 3. Is your water heater a summer/winter hook-up (integral system, hot water from the boiler, etc.)? R1 (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): Unk N/A Yes No 1. Electric AI 2. Natural gas A2 3. Fuel oil 13 4. Propane A4 If "yes," is the tank owned by Seller? 5. Geothermal 45 6. Coal 16 7. Wood 17 8. Solar shingles or panels A8 If "yes," is the system owned by Seller? 9. Other: (B) System Type(s) (check all that apply): 1. Forced hot air INDOOR WOOD STOKE and INDOOR Minisplits Electric 2. Hot water B2 3. Heat pump **B**3 4. Electric baseboard **B**4 5. Steam B5

388

3(3)

207

304

6. Radiant flooring

7. Radiant ceiling

Date 1323 Couchtown

B6

B7

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. 8. Pellet stove(s) BS How many and location? Wood stove(s) 330) How many and location? 10. Coal stove(s) 810 How many and location? 11. Wall-mounted split system(s) How many and location? Fou R 12. Other: 13. If multiple systems, provide locations 3-1/1 813 (C) Status 1. Are there any areas of the house that are not heated? CI If "yes," explain: 344 2. How many heating zones are in the Property? 2 350 C2 3. When was each heating system(s) or zone installed? Solits in 1023 / Wood 2004 C3 4. When was the heating system(s) last serviced? 2024 C4 5. Is there an additional and/or backup heating system? If "yes," explain: BASEMEALT GLASS Front DRAft Controlled FIRE PLACE (5 6. Is any part of the heating system subject to a lease, financing or other agreement? If "yes," explain: (D) Fireplaces and Chimneys 1. Are there any fireplaces? How many? ONE IN BASEMENT 2. Are all fireplaces working? 122 3. Fireplace types (wood, gas, electric, etc.): Wood D3 4. Was the fireplace(s) installed by a professional contractor or manufacturer's representative? D4 5. Are there any chimneys (from a fireplace, water heater or any other heating system)? D5 6. How many chimneys? DNE D6 7. When were they last cleaned? NOT D7 8. Are the chimneys working? If "no," explain: D8 (E) Fuel Tanks 1. Are you aware of any heating fuel tank(s) on the Property? EI Location(s), including underground tank(s): E2 3/50 3. If you do not own the tank(s), explain: E3 (F) Are you aware of any problems or repairs needed regarding any item in Section 13? If "yes," explain: 14. AIR CONDITIONING SYSTEM (A) Type(s). Is the air conditioning (check all that apply): 1. Central air AL a. How many air conditioning zones are in the Property? 1a b. When was each system or zone installed? c. When was each system last serviced? How many and the location? (4) 2 upstairs /2 downstairs Back Hall to Window units
How many? None

No. 11 2. Wall units 3. Window units Wall-mounted split units 44 How many and the location? # 2 Luswers 5. Other 15 6. None 16 (B) Are there any areas of the house that are not air conditioned? B If "yes," explain: (C) Are you aware of any problems with any item in Section 14? If "yes," explain:

	LECTRICAL SYSTEM						r	2000		
(#	A) Type(s)							Yes	No	Un
	Does the electrical system			1 0			Al	1/		
	 Does the electrical system Is the electrical system sola 			eakers?			A2	V	1	
	a. If "yes," is it entirely or			nowered?			A3	(Me)	V	
					se, financing or other agreement? I	f"ves"	Зи			
	explain:	ine syste	in subj	cer to a reas	e, maneing or other agreement. I	1 yes,	3b			
	B) What is the system amperage?						В		1	
	C) Are you aware of any knob and		-				C		1	
(I	D) Are you aware of any problem	s or repa	irs nec	ded in the e	electrical system? If "yes," explain	:			/	
. 0	THER FOURDMENT AND AL	DITAN	CEE				D		V	ii.
	THER EQUIPMENT AND AF			TIEV DDC	ADI EME OD DEDAIDE and mus	. h	Later I d	C	la lana	
(2	will or may be included with	the Prop	erty T	he terms of	DBLEMS OR REPAIRS and mus the Agreement of Sale negotiated	hetween	Ruver	and S	eller v	n th
					the Property. THE FACT THAT					
	MEAN IT IS INCLUDED IN					1000	7000	-	210	
(I	3) Are you aware of any problem	s or repa	irs nee	ded to any	of the following:					
	Item	Yes	No	N/A	Item	Yes	No	N/A		
	A/C window units		100		Pool/spa heater	V				
	Attic fan(s)				Range/oven					
	Awnings	1000		w.	Refrigerator(s)					
	Carbon monoxide detectors				Satellite dish			-	-	
	Ceiling fans				Security alarm system				4	
	Deck(s) Dishwasher	-			Smoke detectors Sprinkler automatic timer					
	Dryer				Stand-alone freezer				-	
	Electric animal fence				Storage shed	-		-		
	Electric garage door opener				Trash compactor			-	-	
	Garage transmitters				Washer	7		-	-	
	Garbage disposal				Whirlpool/tub	200			1	
	In-ground lawn sprinklers				Other:	1				
	Intercom			4	1.					
	Interior fire sprinklers				2.					
	Keyless entry			200	3.					
	Microwave oven	1	/		4.					
	Pool/spa accessories	My	V		5.					
	Pool/spa cover	MAN	V	4	6.					
((C) Explain any "yes" answers in	Section	1 16: _							_
P	OOLS, SPAS AND HOT TUBS						Г	Yes	No	Un
			tv? If	"ves ".		.)		1 03	110	O.
4.	Above-ground or in-ground	1? H	6T	TUB	ABOVE GROWND (NE	sool)	A A1		08.	
	2. Saltwater or chlorine?	0	,		7070 10 0.1010 0		A2			
	3. If heated, what is the heat s	ource?					A3			
	4. Vinyl-lined, fiberglass or c				A DOOL		.A4	والمراف		
	What is the depth of the sw			No P			A5			
	6. Are you aware of any prob			and the second second second			A6			
			h any o	of the swim	ming pool equipment (cover, filter	, ladder,				
15	lighting, pump, etc.)? No		o.				A7			
(E	 Is there a spa or hot tub on the Are you aware of any prob 			na or hot to	h?		В	/		
	그 사람들은 아이들이 아이들이 되었다면 하는데 그렇게 되었다면 하는데				o? hot tub equipment (steps, lighting	iate.	B1	V/		
	cover etc 12						B2	V		
(0	E) Explain any problems in Sect	ion 17:	Hot	Tub 01	itside does work	4	112			
	Control of the Section of the Sectio	-1								

18.	. WIN	DOWS Fegg V		Yes	No	Unk	
	(A) H	ave any windows or skylights been replaced during your ownership of the Property? Windows re you aware of any problems with the windows or skylights?	A	/	,	,	
	(B) A	re you aware of any problems with the windows or skylights?	В		IV	W = []	
		in any "yes" answers in Section 18. Include the location and extent of any problem(s) and any diation efforts, the name of the person or company who did the repairs and the date the work				ment o	0
19.	LAN	D/SOILS					
	(A) P	roperty		Yes	No/	Unk	
		Are you aware of any fill or expansive soil on the Property?	51		V,		
	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?	A2		V		
	3.	Are you aware of sewage sludge (other than commercially available fertilizer products) being spread on the Property?	Λ.3		V		
	4.	Have you received written notice of sewage sludge being spread on an adjacent property?	44		1	-	
	5.	Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations on the Property?	A5		V		
	do Pi	ote to Buyer: The Property may be subject to mine subsidence damage. Maps of the counties and mage may occur and further information on mine subsidence insurance are available through Depotection Mine Subsidence Insurance Fund, (800) 922-1678 or ra-epmsi@pa.gov.					
		referential Assessment and Development Rights					
		the Property, or a portion of it, preferentially assessed for tax purposes, or subject to limited devel-			-20		
		oment rights under the:		Yes	No	Unk	
		Farmland and Forest Land Assessment Act - 72 P.S.§5490.1, et seq. (Clean and Green Program)	BI	V			
		Open Space Act - 16 P.S. \$11941, et seq.	B2				
		Agricultural Area Security Law - 3 P.S. §901, et seq. (Development Rights)	В3				
		Any other law/program: No NE	B4				
	N	ote to Buyer: Pennsylvania has enacted the Right to Farm Act (3 P.S. § 951-957) in an effort to lim	it the	circun	nstano	ces una	q
	w. ag	ote to Buyer: Pennsylvania has enacted the Right to Farm Act (3 P.S. § 951-957) in an effort to lim hich agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged pricultural operations covered by the Act operate in the vicinity of the Property. • operty Rights					
	w ag (C) Pi	hich agricultural operations may he subject to nuisance suits or ordinances. Buyers are encouraged pricultural operations covered by the Act operate in the vicinity of the Property.					
	ag (C) Pi	hich agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged pricultural operations covered by the Act operate in the vicinity of the Property. Toperty Rights					
	(C) Pr	hich agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged pricultural operations covered by the Act operate in the vicinity of the Property. Toperty Rights The you aware of the transfer, sale and/or lease of any of the following property rights (by you or a		nvestig	ate wi	hether	
	(C) Pro	hich agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged pricultural operations covered by the Act operate in the vicinity of the Property. Toperty Rights The you aware of the transfer, sale and/or lease of any of the following property rights (by you or a evious owner of the Property):	l to i	nvestig	No,	hether	
	(C) Pr A pr 1. 2.	hich agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged pricultural operations covered by the Act operate in the vicinity of the Property. Toperty Rights Toperty	d to i	nvestig	No,	hether	
	(C) Pr A pr 1. 2. 3.	hich agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged pricultural operations covered by the Act operate in the vicinity of the Property. Toperty Rights re you aware of the transfer, sale and/or lease of any of the following property rights (by you or a evious owner of the Property): Timber Coal Oil Natural gas	C1 C2	nvestig	No,	hether	
	(C) Pr A pr 1. 2. 3.	hich agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged pricultural operations covered by the Act operate in the vicinity of the Property. Toperty Rights Toperty	C1 C2 C3	nvestig	No,	hether	0.50
	w. ag (C) Pr A pr 1. 2. 3. 4. 5.	hich agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged pricultural operations covered by the Act operate in the vicinity of the Property. Toperty Rights re you aware of the transfer, sale and/or lease of any of the following property rights (by you or a evious owner of the Property): Timber Coal Oil Natural gas	C1 C2 C3 C4 C5	Yes by, amore in the	No,	Unk her me	
	w. ag (C) Pr A pr 1. 2. 3. 4. 5. No en th too	hich agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged pricultural operations covered by the Act operate in the vicinity of the Property. Toperty Rights The you aware of the transfer, sale and/or lease of any of the following property rights (by you or a sevious owner of the Property): Timber Coal Oil Natural gas Mineral or other rights (such as farming rights, hunting rights, quarrying rights) Explain: The to Buyer: Before entering into an agreement of sale, Buyer can investigate the status of these rights againg legal counsel, obtaining a title examination of unlimited years and searching the official recessive execution of the property. The total property is also advised to investigate the terms of any existing letterms of those leases. The total property is also advised to investigate the terms of any existing letterms of those leases. The property Rights of the Property. The property Rights of the Property. The property Rights of the Property. Toperty Rights The Property. The	C1 C2 C3 C4 C5	Yes by, amore in the	No,	Unk her me	
20.	W. age (C) Pr A pr 1. 2. 3. 4. 5.	which agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged pricultural operations covered by the Act operate in the vicinity of the Property. Toperty Rights re you aware of the transfer, sale and/or lease of any of the following property rights (by you or a sevious owner of the Property): Timber Coal Oil Natural gas Mineral or other rights (such as farming rights, hunting rights, quarrying rights) Explain: The to Buyer: Before entering into an agreement of sale, Buyer can investigate the status of these rights againg legal counsel, obtaining a title examination of unlimited years and searching the official received execorder of Deeds, and elsewhere. Buyer is also advised to investigate the terms of any existing leterms of those leases. The time of those leases in Section 19:	C1 C2 C3 C4 C5	Yes by, amore in the	No,	Unk her me	
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20.	W. age (C) Pr A pr 1. 2. 3. 4. 5. FLOO (A) F1 1. 2. 3. 4. 5.	Are you aware of any part of its designated as Special Flood Hazard Area (SFHA)? Do you maintain flood insurance on this Property of the Property. Timber Coal Oil Natural gas Mineral or other rights (such as farming rights, hunting rights, quarrying rights) Explain: The to Buyer: Before entering into an agreement of sale, Buyer can investigate the status of these rights and elsewhere. Buyer is also advised to investigate the terms of any existing letterms of those leases. In any "yes" answers in Section 19: DDING, DRAINAGE AND BOUNDARIES of 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 drainage or flooding mitigation on the Property?	C1 C2 C3 C4 C5 Sights accords	Yes by, ames in the start as Bu	No/	Unk her me by Offic ay be	e c
20.	W. age (C) Pr A pr 1. 2. 3. 4. 5. FLOO (A) F1 1. 2. 3. 4. 5.	coperty Rights re you aware of the transfer, sale and/or lease of any of the following property rights (by you or a evious owner of the Property): Timber Coal Oil Natural gas Mineral or other rights (such as farming rights, hunting rights, quarrying rights) Explain: The to Buyer: Before entering into an agreement of sale, Buyer can investigate the status of these rigging legal counsel, obtaining a title examination of unlimited years and searching the official reference of those leases. In any "yes" answers in Section 19: DDING, DRAINAGE AND BOUNDARIES Ooding/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 darianage or flooding mitigation on the Property? Are you aware of the presence on the Property of any man-made feature that temporarily or per-	C1 C2 C3 C4 C5 Sights accords	Yes by, ames in the start as Bu	No/	Unk her me by Offic ay be	e c
20.	W. age (C) Pr A pr 1. 2. 3. 4. 5. FLOO (A) F1 1. 2. 3. 4. 5.	hich agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged pricultural operations covered by the Act operate in the vicinity of the Property. Toperty Rights To you aware of the transfer, sale and/or lease of any of the following property rights (by you or a evious owner of the Property): Timber Coal Oil Natural gas Mineral or other rights (such as farming rights, hunting rights, quarrying rights) Explain: The to Buyer: Before entering into an agreement of sale, Buyer can investigate the status of these rigaging legal counsel, obtaining a title examination of unlimited years and searching the official rese execorder of Deeds, and elsewhere. Buyer is also advised to investigate the terms of any existing letterms of those leases. In any "yes" answers in Section 19: DDING, DRAINAGE AND BOUNDARIES To you ware 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 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,	CI C2 C3 C4 C5 C5 C4 C5 C5 C4 C5 C6	Yes by, ames in the start as Bu	No/	Unk her me by Offic ay be	e c
20.	W. ag (C) Pr A pr 1. 2. 3. 4. 5. No en th to Expla FLOO (A) F1 1. 2. 3. 4. 5. 6.	coperty Rights re you aware of the transfer, sale and/or lease of any of the following property rights (by you or a evious owner of the Property): Timber Coal Oil Natural gas Mineral or other rights (such as farming rights, hunting rights, quarrying rights) Explain: The to Buyer: Before entering into an agreement of sale, Buyer can investigate the status of these rigging legal counsel, obtaining a title examination of unlimited years and searching the official reference of those leases. In any "yes" answers in Section 19: DDING, DRAINAGE AND BOUNDARIES Ooding/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 darianage or flooding mitigation on the Property? Are you aware of the presence on the Property of any man-made feature that temporarily or per-	C1 C2 C3 C4 C5 Sights accords	Yes by, ames in the start as Bu	No/	Unk her me by Offic ay be	eccs

Explain any "yes" answers in Section 20(A). Include dates, the location and extent of flooding and made storm water management features:	the c	onaitio	on or any	man-
District Control of the Control of t			Lav. Lav	
Boundaries		Yes	No U	nk I
1. Are you aware of encroachments, boundary line disputes, or easements affecting the Property?	BI		V/	
2. Is the Property accessed directly (without crossing any other property) by or from a public road?	13.2	-	V	
3. Can the Property be accessed from a private road or lane?	B3		V	No. 1
a. If "yes," is there a written right of way, easement or maintenance agreement?	3a			
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 mainte-	36		1/	
nance agreements? Note to Buyer: Most properties have easements running across them for utility services and other re	B4	In m	ami cacae	tha
ments do not restrict the ordinary use of the property, and Seller may not be readily aware of them. the existence of easements and restrictions by examining the property and ordering an Abstract of T 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):	Buyer. tle or	s may search	wish to de	etermi record,
HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES				
(A) Mold and Indoor Air Quality (other than radon)		Yes	No U	nk I
1. Are you aware of any tests for mold, fungi, or indoor air quality in the Property?	AI		1/	- T
 Other than general household cleaning, have you taken any efforts to control or remediate mold or mold-like substances in the Property? 			V	
	12	L		18
Note to Buyer: Individuals may be affected differently, or not at all, by mold contamination. If mold quality is a concern, buyers are encouraged to engage the services of a qualified professional to do issue is available from the United States Environmental Protection Agency and may be obtained by 37133, Washington, D.C. 20013-7133, 1-800-438-4318.	esting	. Infor	mation o	n this
(B) Radon		Yes	No U	nk I
1. Are you aware of any tests for radon gas that have been performed in any buildings on the Property?	BI		V	
2. If "yes," provide test date and results	B2		W	
3. Are you aware of any radon removal system on the Property?	В3			
(C) Lead Paint	13.5	2 0		
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?	er a		1	
Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on	C1		V	
the Property? All VALS PAR PAINT - WATER BASED	C'2	Santan son	V	
(D) Tanks				
Are you aware of any existing underground tanks?	DI		V	
2. Are you aware of any underground tanks that have been removed or filled?	D2		V	
(E) Dumping. Has any portion of the Property been used for waste or refuse disposal or storage? If "yes," location:	E		V	
(F) Other			A 10 10 10 10 10 10 10 10 10 10 10 10 10	
 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)? 	11			
2. Are you aware of any other hazardous substances or environmental concerns that may affect the Property?	1-2		/	V ,, ,
3. If "yes," have you received written notice regarding such concerns?	F3		1	- 12
4. Are you aware of testing on the Property for any other hazardous substances or environmental concerns?			/	
Explain any "yes" answers in Section 21. Include test results and the location of the hazardous st	F4 ibstai	ice(s)	or enviro	onmer
issue(s):				
MISCELLANEOUS				. 1.
(A) Deeds, Restrictions and Title		Yes	No U	nk N
Are there any deed restrictions or restrictive covenants that apply to the Property?	Al		V	
2. Are you aware of any historic preservation restriction or ordinance or archeological designation			V	**
associated with the Property?	A2			-03

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5.35 54% 54K

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rioperty. C	neck unknown when the question does apply to the Property but you are not sure of the answer. All q	uestion	s mu	st be	answei	the
				No	Unk	N
3.	Are you aware of any reason, including a defect in title or contractual obligation such as an option			/		16
	or right of first refusal, that would prevent you from giving a warranty deed or conveying title to the			V		
	Property?	A3				1
(B) Fir	ancial					
1.	Are you aware of any public improvement, condominium or homeowner association assessments			-/		
	against the Property that remain unpaid or of any violations of zoning, housing, building, safety or fire ordinances or other use restriction ordinances that remain uncorrected?		- 10	V		
2		BI	-			
2.	Are you aware of any mortgages, judgments, encumbrances, liens, overdue payments on a support obligation, or other debts against this Property or Seller that cannot be satisfied by the proceeds of		١,	1		
	this sale?	B2	_	V		
3.	Are you aware of any insurance claims filed relating to the Property during your ownership?	В3		V		
(C) Le	지기 이 바다 하는 사람들이 어린 아이를 가게 되었다. 이 아이를 하는 사람들이 가는 사람들이 아이를 하는데 하는데 하는데 아이를 하는데 하는데 아이를 하는데 하는데 아이를 하는데 하는데 하는데 아이를 하는데 하는데 하는데 아이를 하는데	810		NEW C		
	Are you aware of any violations of federal, state, or local laws or regulations relating to this Prop-			/		
	. 9	C1		1		
2.	Are you aware of any existing or threatened legal action affecting the Property?	C2		V		1
	ditional Material Defects					
1.	Are you aware of any material defects to the Property, dwelling, or fixtures which are not dis-			V		
	closed elsewhere on this form?	DI		'		91
	Note to Buyer: A material defect is a problem with a residential real property or any portion of it	that wo	ould h	iave o	signij	ic
	adverse impact on the value of the property or that involves an unreasonable risk to people on the structural element, system or subsystem is at or beyond the end of the normal useful life of such a s					
	structural element, system or subsystem is at or beyond the end of the normal useful tige of such a s subsystem is not by itself a material defect.	structui	rui ei	emen	i, syste	111
(2.	After completing this form, if Seller becomes aware of additional information about the Prop	erty. i	nelue	ding	throng	h
	inspection reports from a buyer, the Seller must update the Seller's Property Disclosure State					
	inspection report(s). These inspection reports are for informational purposes only.					
Explai	n any "yes" answers in Section 22: Since Property Purchase in 2004	All	ai	ve	n.	
	erein is TRUE ? Potential Buyer Has Right to do Insp	octi	on	1.*	Bel	0
	CHMENTS SALE of Property of loon SALE DAY 5	elle	rf	135	-	
(A) Th	e following are part of this Disclosure if checked: (No) o Bligation +	o bu	Lye	r1.	nsp	æ
	Seller's Property Disclosure Statement Addendum (PAR Form SDA) * PROPERTY 15	SOLL) -	A		
=					0699	i
Ī	Seller HAS D		A1	1 6	1000	
	Seller HAS D To Assure	CLA	AI	15	to	4
The under	Seller HAS D To Assure Questions b	Cla	AI	15 1S	RE	4
of Seller's erty and to FION CO! ion of this	signed Seller represents that the information set forth in this disclosure statement is accurate knowledge. Seller hereby authorizes the Listing Broker to provide this information to prospect other real estate licensees. SELLER ALONE IS RESPONSIBLE FOR THE ACCURANTAINED IN THIS STATEMENT. If any information supplied on this form becomes inform, Seller shall notify Buyer in writing.	Cl A Lero te and pective CY O accura	com buy F TI	plete ers o HE I llowi	to the property of the propert	M
of Seller's erty and to FION CO! ion of this	signed Seller represents that the information set forth in this disclosure statement is accurate knowledge. Seller hereby authorizes the Listing Broker to provide this information to prospect other real estate licensees. SELLER ALONE IS RESPONSIBLE FOR THE ACCURANTAINED IN THIS STATEMENT. If any information supplied on this form becomes inform, Seller shall notify Buyer in writing. Ammon H. Rei	Le and pective CY O accura	com buy F TI te fo	plete ers o HE I	to the property of the propert	or N np
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RESIDENTIAL LEAD-BASED PAINT HAZARDS DISCLOSURE FORM

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

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

1	PROPERTY 1323 Couchtown Rd, Loysville, PA 17047
2	SELLER Ammon H. Reiff, Bonnie M. Reiff
_	
3	LEAD WARNING STATEMENT
4	Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such
5	property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead
6	poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient,
7	behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest
8	in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or
9	inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.
11	
12	SELLER'S DISCLOSURE AD VABSOAR - WATER BASED - PAINTS ONLY Seller has no knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property.
13	Seller has knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property. (Provide the
14	basis for determining that lead-based paint and/or hazards exist, the location(s), the condition of the painted surfaces, and other
15	available information concerning Seller's knowledge of the presence of lead-based paint and/or lead-based paint hazards.)
16	NO LEAD HAD IN USE OF ANY THING
17	SELLER'S RECORDS/REPORTS
18	Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in or about the Property.
19	// Seller has provided Buyer with all available records and reports regarding lead-based paint and/or lead-based paint hazards in
20	or about the Property. (List documents):
21	
22	Seller certifies that to the best of Seller's knowledge the above statements are true and accurate.
23	SELLER Johnse M. ACCIFF Ammon H. Reiff DATE (6/17/25) SELLER Bonnie M. Reiff DATE (6/17/25)
24	SELLER Bonnie M. Reiff DATE (0/7/25
25	SELLER DATE 10/7/25
26	BUYER TBD
27	DATE OF AGREEMENT
28	BUYER'S ACKNOWLEDGMENT
29	/ Buyer has received the pamphlet Protect Your Family from Lead in Your Home and has read the Lead Warning Statement.
30	Buyer has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records
31	and reports regarding lead-based paint and/or lead-based paint hazards identified above.
32	Buyer has (initial one):
33	/ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of
34	lead-based paint and/or lead-based paint hazards; or
35	/ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based
36	paint hazards.
37	Buyer certifies that to the best of Buyer's knowledge the statements contained in Buyer's acknowledgement are true and accurate.
37	DIVED
38 39	BUYER TBD DATE BUYER DATE
40	BUYER DATE
41	AGENT ACKNOWLEDGEMENT AND CERTIFICATION
42	Agent/Licensee represents that Agent has informed Seller of Seller's obligations under the Residential Lead-Based-Paint
43	Hazard Reduction Act, 42 U.S.C. §4852(d), and is aware of Agent's responsibility to ensure compliance.
10	
44	The following have reviewed the information above and certify that the Agent statements are true to the best of their knowledge and belief.
45	Seller Agent and Buyer Agent must both sign this form.
46	BROKER FOR SELLER (Company Name) Beiler-Campbell Realtors
47	LICENSEE JULY STATE AND BENEF-CAMPBEN REALISTS LICENSEE JULY STATE OF J. Meryl Stoltzfus DATE 6/9/25
71	Gerall A 10 CIV 3. MELYI STOREIUS DATE Offer
48	BROKER FOR BUYER (Company Name)
49	LICENSEE DATE



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Article of Agreement,

MADE THE 15th day of October in the year two thousand twenty-five (2025)

BETWEEN AMMON H. REIFF and BONNIE M. REIFF, his wife, of Shippensburg, Pennsylvania Sellers

and	
	Buyer(s)
WITNESSETH, that the said Sellers, in consideration of th	
hereinafter contained, on the part of the said Buyer(s) to be	
do hereby agree to sell and convey unto the said Buyer(s),	
premises hereinafter mentioned and fully described, for the	
of	Dollars,
to be paid as follows:	

- \$50,000.00 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 January 15, 2026.
- The property that is subject to this Agreement is described as follows: All that certain tract of land situate in Southwest Madison Township, Perry County, Pennsylvania, containing 69.225 acres, more or less and having thereon a dwelling house and outbuildings with an address of 1323 Couchtown Road, Loysville, Pennsylvania. See attached plan (Lot #1).
- Real Estate taxes shall be pro-rated on the date of settlement.
- Realty transfer taxes shall be paid by Buyer.
- 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 Buyer, his 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 Buyer, all monies paid shall be considered as liquidated damages.
- Pursuant to the Pennsylvania Sewage Facilities Act, Buyer understands 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 Buyer, 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. The Buyer accepts title subject to enrollment in the Clean and Green Program.

- 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 Buyer 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 Buyer represents that he has 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.
- The buyer understands and agrees to pay fifty percent (50%) of the maintenance expenses and upkeep for the bridge that crosses Shermans Creek to access the property.

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

		AMMON H. REIFF	
w.,			
	 	BONNIE M. REIFF	



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