22.12 ACRES PUBLIC ESTATE AUCTION

HOUSE | AIR STRIP | PERSONAL PROPERTY

JUNI ATA COUNTY







1814 Fairground Rd. | Liverpool, PA 17045

Directions: From US 11/15 take PA-104 N for 2.2 miles and turn left onto Oriental Rd. Go 2.5 Mile and cross Turkey Valley Rd onto Fairground Rd. Go .4 of a mile to property on left.

PROPERTY FEATURES

- 22-acre property in Juniata County
- 3 bedroom, 2.5 bath, 1,258 sq ft ranch home
- Full walkout basement
- Attached 2-car garage
- 2,000 ft. private grass airstrip
- Pond
- Airplane hangar
- Storage buildings

GUNS & AMMO @ 11:30

Mossberg 500A - 12 ga + 20 ga; Henry .22 Lever Action; Winchester Model 94 - 30-30; Winchester Model 320 - .22; J.C. Higgins Model 10125 - .410; Springfield Model 53-B - .22; Taurus PT22 - Pearl Grip Handle; Llama .22 XV Auto; Cimarron STD Derringer - .22; Sentinel .22 Revolver; H&R 922 - .22; H&R - .38 or .32; US Revolver Co. - Unknown Caliber; 30-30, .22 & .410 Ammo

OPEN HOUSE

Tue. August 19, 6-7 P.M. & Sat. August 23, 2-3 P.M. For a private tour call: Gerald 717-582-6589 Meryl 717-629-6036

AUCTION DATE Saturday SEPT 13, 2025

Personal Property

@ 9 am

Real Estate

@ 12:00 Noon

TFRMS

\$30,000 down payment on the day of the auction. Settlement on or before November 12, 2025. 2% transfer tax to be paid by the buyer. Real estate taxes to be prorated from settlement day.

Estimated Annual Taxes \$3,095

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 unique opportunity with this 22-acre property featuring its own private grass airstrip, flat open fields, and a pond—perfect for aviation enthusiasts or those seeking wide-open space. The interior could use some finishing touches and ready for your personal updates. Whether you're looking to fly in, farm, or simply enjoy the peaceful rural setting, this property offers a secluded setting to enjoy your hobbies.



AUCTIONEER

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



SELLERS
Carson Frymoyer
Estate















VEHICLES & RECREATIONAL @ 12:30

1983 Smyth Sidewinder Airplane Serial Number: 212403

Engine: Lycoming O-290-G, 125 HP

Empty Weight: 977 lbs

Maximum Gross Weight: 1,482 lbs Category: Experimental – Amateur-Built by Carson Frymoyer of Liverpool, Pennsylvania.

1994 Jeep Wrangler 4x4 – 105,116 miles; Snow Plow for Jeep; 2009 Nissan Versa – 157,462 miles; 1972 Yamaha 200 – 3,067 miles; 1974 Chevy Custom 130 Dump Truck – 45,488 miles;

4 SNOWMOBILES

1976 Arctic Cat Lynx; 1975 Arctic Cat Jag 300; 1971 Polaris Charger 630; 1971 Polaris Colt SS295; 2 Golf Carts – E-Z Go & Yamaha (gas engine w/ rear seat & cargo box);

2 Scandia Mopeds – XD2125TJ – 551 miles & 892 miles; Kids Four Wheeler;

TRACTORS & EQUIPMENT

Ferguson TO-35 - 4,363 hrs; Massey Ferguson 1051 Brush Cutter; Magnetrac Hydro 5000 - 765 hrs; Case Tractor – on rubber – Serial: C385323; Wheel Horse Lawn Tractor - Briggs engine; Sun Dolphin 5 Pedal Boat; 6x8 Trailer w/ title; 4' Lawn Roller; North Star Sprayer; 4x8 Light Duty Farm Wagon; MF 73" Blade; 4' Wheel Horse Snow Plow; 6' Wheel Horse Snow Blower; 7' 3-pt. Disks; 2-Bottom Plow; 6' Sickle Bar Mower; 4' Drag Harrow; Ford 7' Sickle Bar Mower; 7' Cultipacker - Heavy Duty; 3-pt. 7' Cultivator; 8' Drag Cultivator; 3-pt. Post Hole Digger; 1-Row Corn Picker.

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

TOOLS & SHOP EQUIP.

4 Vanguard Avionics FM 4/6 channel; Tooling – Taps & Dies; Angle Grinders; Hobart Stickmate LX; 3 – 1250W Generators; 3250W Generator; 10" Table Saw; 12" DeWalt Planer; 2-Stage Compressor; 20-Ton Shop Press; 55 lb Anvil

ANTI QUES/HOUSEHOLD

Ertl & Early Die-Cast Toys; Early Wicker Baby Coaches; Household Kitchenware; Household Furniture COINS & JEWELRY @ 10:00

Gold Tooth; Gold Rings; Sterling Silver Jewelry; Costume Jewelry; Gold coins; Large collection of silver coins, wheat pennies & more. See website for detailed list.

Auctioneer's Note: This is only a partial listing. Planning to sell with 2 auctioneers.

1814 Fairground Rd, Liverpool, PA, 17045

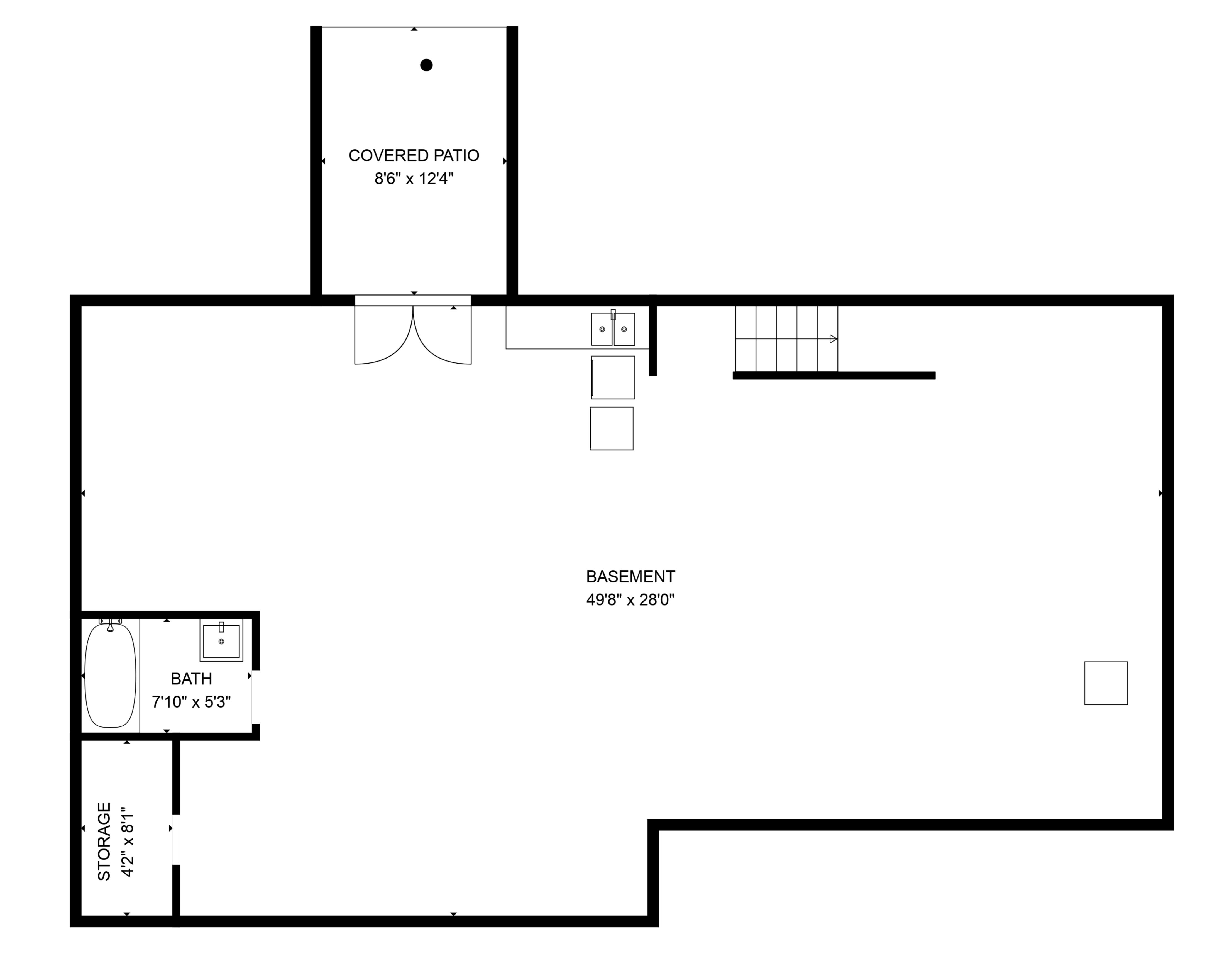
Juniata County, Pennsylvania, 22.12 AC +/-







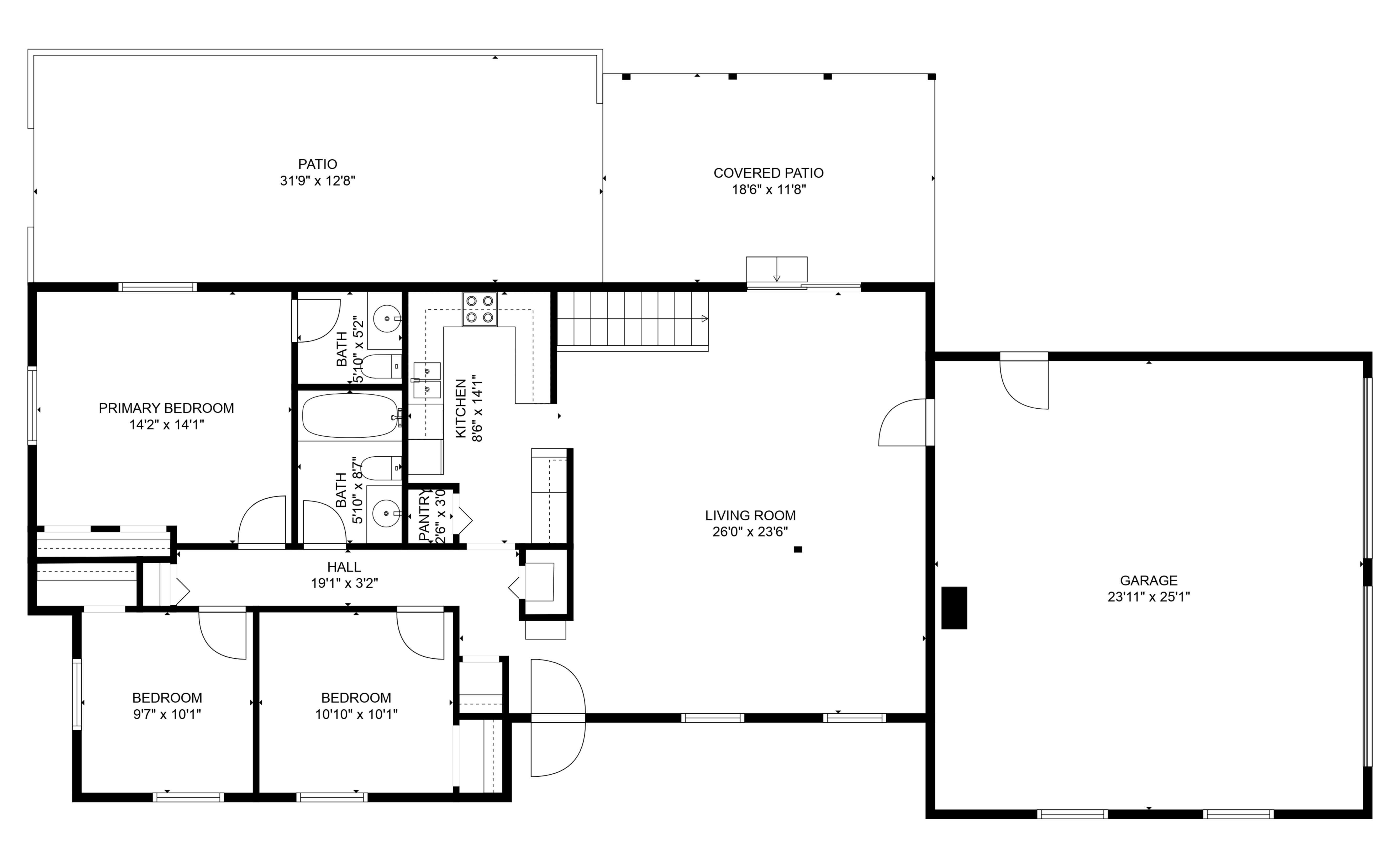




TOTAL: 1258 sq. ft

BELOW GROUND: 0 sq. ft, FLOOR 2: 1258 sq. ft EXCLUDED AREAS: BASEMENT: 1208 sq. ft, FULL BATH: 43 sq. ft, COVERED PATIO: 321 sq. ft, STORAGE: 34 sq. ft, PATIO: 402 sq. ft, GARAGE: 599 sq. ft

WALLS: 210 sq. ft

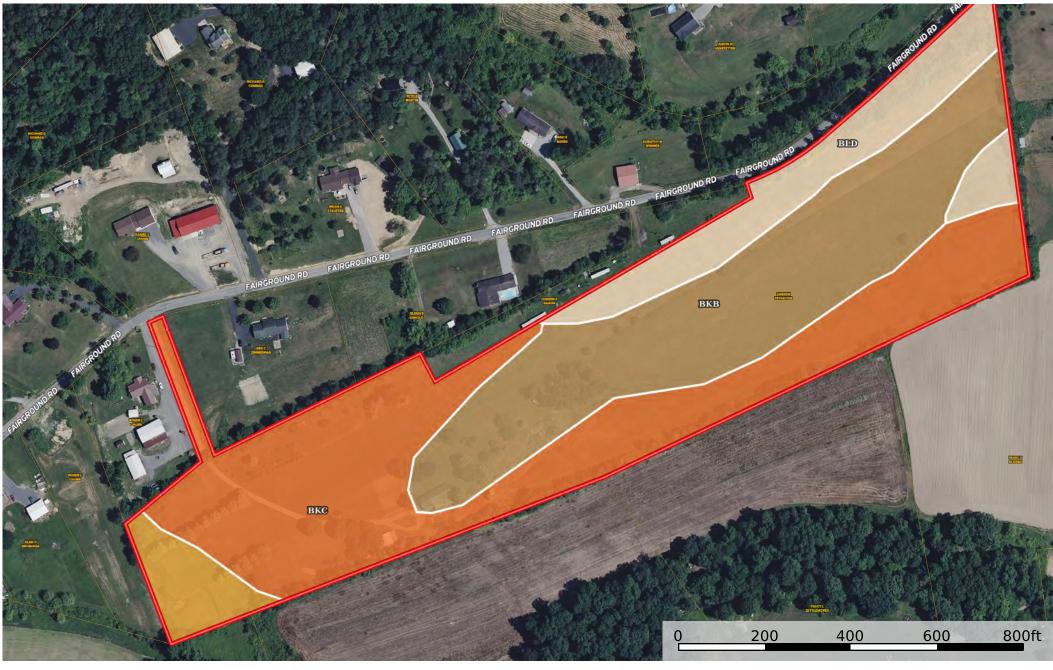


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1814 Fairground Rd, Liverpool, PA, 17045Juniata County, Pennsylvania, 22.12 AC +/-





Boundary 21.47 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
BkC	Berks channery silt loam, 8 to 15 percent slopes	9.66	44.99	0	43	3e
BkB	Berks channery silt loam, 3 to 8 percent slopes	7.62	35.49	0	47	2e
BID	Berks-Weikert channery silt loams, 15 to 25 percent slopes	3.14	14.63	0	30	6e
BrB	Brinkerton silt loam, 3 to 8 percent slopes	1.05	4.89	0	33	4w
TOTALS		21.47(100%	-	42.03	3.13

(*) 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.



Juniata County Item No.

J. Howard Goodling and Ruby M. Goodling, husband and wife,

to

Carson H. Frymoyer and Doreen B. Frymoyer, husband and wife. THIS DEED, MADE THE 1st day of February in the year of our Lord one thousand nine hundred seventy-four (1974) BETWEEN

J. HOWARD COODLING and RUBY M. GOODLING, His wife, both of Susquehanna Township, Juniata County, Pennsylvania, of the First Part, GRANTORS, ** AND ** CARSON H. FRYMOYER and DORESS.

B. FRYMOYER, husband and wife, b oth of the same place, of WITNESSETH, that in consideration of Eighteen thousand Seven

the Second Part, GRANTEES:

hundred (\$18,700.00) dollars, in hand paid, the receipt whereof is hereby acknowledged, the said grantors do hereby grant and convey to the said grantees as tenants by the entireties with the right of survivorship, their heirs and assigns, ALL THAT CERTAIN parcel of land situate in Susquehamna Township, Juniata County, Pennsylvania, bounded anddescribed as follows, towit:

Beginning at an iron pin on the line of lands of Earl Ziegler at the southwest corner of lands of Rober L. Chubb; thence along lands of said Roger L. Chubb north sixty (60) degrees twenty-one (21) minutes east two hund ed twenty-eight and four-tenth (228.4) feet to an iron pin; thence along same north thirteen (13) degrees eight (8) minutes west three hundred forty-four and eight-tenth (344.8) feet to a nail in the center of Township Road 419; thence in the center of same north eighty-four (84) degrees fifty-two (52) minutes East twenty-five and two-tenth (25.2) feet to a nail; thence along other lands of the grantors, of which this was formerly a part, south thirteen (13) degrees eight (8) minutes east three hundred thirty-nine and seven-tenth (339.7) feet to an iron pin; thence along same and lands of Glern Arnold North seventy-three (73) degrees twenty-three (23) minutes east one thousand eighty-two and nine-tenth (1,062.9) feet to an iron pin; thence north three (3) degrees five (5) minutes west ninety (90) feet to a nail in the center of Township Road 419; thence in the center of same north eighty-six (86) degrees forty-five (45) minutes east one hundred eighty-seven and eight-tenth (187.8) feet to a nail; thence in the same north eighty-three (83) degrees forty (10) minutes east one hundred thirty-six and seven-tenth (136.7) feet to a nail; thence in the same north sixty-nine (69) degrees thirty-three (33) minutes east one hundred twenty-nine and eight-tenth (129.8) feet to a nail; thence in the same north sixty-one (61) degrees east one hundred sixty and five-tenth (160.5) feet to a nail; thence in the same north fifty-seven (57) degrees thirty (30) minutes east four hundred twenty-two and two-tenth (422.2) feet to a nail; thence along other lands of the grantors, of which this was formerly a part, south one (1) degree one (1) minutes west six hundred seventy-eight and eight-tenth (678.8) feet to an iron pin; thence along same south seventy-four (74) degrees fifty-three (53) minutes west one thousand one hundred five and four-tenth (1,105.h) feet to an iron pin; thence along same south seventy-eight (78) degrees twelve (12) minutes west one thousand seventy-two and four-tenth (1,072.h) feet to an iron pin; thence along same north thirteen (13) degrees eight (8) minutes west two hundred ninety-eight and five-tehth (298.5) feet to an iron pin, the place of beginning, containing 23,623 acres as surveyed January 1k and 23, 197k, by Dennis R. Meiser, a registered surveyor.

And being a part of the same lands that J. Howard Goodling and Ruby M. Goodling, his wife, by their deed dated Movember 20, 1952, and recorded in Juniata County Deed Book Volume 84 at page 488, granted and conveyed to themselves as tenants by the entireties.

And the said greators hereby covenant and agree that they, the grantors, will warrant generally the property hereby conveyed.

In witness whereof, said grantors have hereunto set their hands and seals the day and year first

Signed, Sealed and Delivered in the presence of:

J. HOWARD GOODLING

(SEAL)

H. BROWN FRY

TERFNCE R. GOODLING

RUBY N. GOODLING

(SEAL)

State of Pennsylvania:

County of Juniata

On this, the lat day of February, 197h, before me, the undersigned officer, personally appeared J. Howard Goodling and Ruby M. Goodling, his wife, both known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed same for the purposes therein contained.
IN WITNESS THEREOF, I hereunto set my hand and official seall

CLYDE V. SHFARER, Recorder of Deeds. (Seals ffixed hereto) By Commission expires 1st Monday, Jan., 1978.

I do hereby certify that the precise residence and complete post office address of the within named grantees is Box 28-A, R.d., Liverpool, Pa. 17045.

February 1st, 1974.

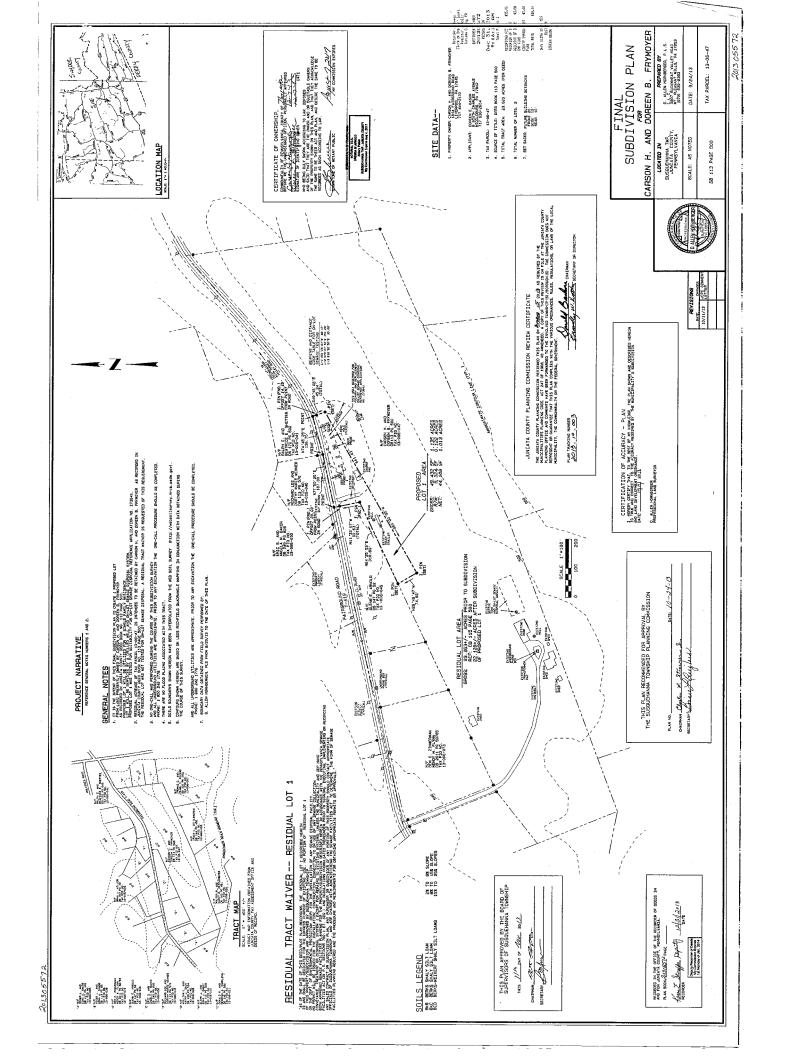
H. Brown Fry, Attorney for Grantors.

\$187.00 collected for Juniata County School District.

STATE TAX: \$187.00 - JHG - 3/21/74

Entered for Record in Juniata County on March 21, 1974 at 8:25 a.m.

Esther W. Amig, Deputy Recorder of Deeds



FRYMOYER REAL ESTATE AUCTION TERMS:

- 1. \$30,000.00 IS DUE TODAY FROM THE SUCCESSFUL BIDDER
- 2. BALANCE OF THE PURCHASE PRICE IS DUE AT SETTLEMENT WHICH WILL OCCUR ON OR BEFORE NOVEMBER 12, 2025.
- 3. POSSESSION WILL BE DELIVERED AT THE TIME OF SETTLEMENT
- 4. PROPERTY TAXES WILL BE PROPATED AS OF SETTLEMENT
- 5. REALTY TRANSFER TAXES WILL BE PAID IN FULL BY BUYER
- 6. TITLE WILL BE FREE AND CLEAR OF LIENS, GOOD AND MARKETABLE, AND DELIVERED BY SPECIAL WARRANTY DEED
- 7. NO WARRANTIES ARE GIVEN EXCEPT AS TO TITLE
- 8. PROPERTY IS SOLD AS IS
- 9. PROPERTY IS SOLD SUBJECT TO NO CONTINGENCIES; BUYER PAYS ALL BUYER FINANCING OR OTHER COSTS AND FEES. IN THE EVENT THE BUYER BREACHES THE CONTRACT, THE SELLER HAS THE RIGHT TO RETAIN THE DOWN PAYMENT OR SEEK OTHER LEGAL REMEDIES
- 10. SELLER RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS

AGREEMENT OF SALE

THIS AGREEMENT OF SALE IS MADE this 13th day of September, two thousand and twenty-five (2025),

BETWEEN Coreen A. Basom and Julie A. Lower, Co-Executors of the Estate of Carson H. Frymoyer, late of Susquehanna Township, Juniata County, Pennsylvania, hereinafter referred to as "SELLER", or Party of the First Part

AND

Buyer (Buyers) or Party of the Second Part

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

All that certain piece, parcel or tract of land, situate in the Susquehanna Township, in the County of Juniata, and State of Pennsylvania, being more particularly described on that deed conveyed to Carson H. Frymoyer and Doreen B. Frymoyer, his wife, by deed of J. Howard Goodling and Ruby M. Goodling, his wife, dated February 1, 1974, and recorded March 21, 1974, in Juniata County Recorder of Deed Book 113, Page 500, attached as Exhibit "A.

for the sum of				
	·			
DOLLARS AND NO/100 (\$) to be paid as follows:			

The sum of THIRTY THOUSAND and NO/100 (\$30,000.00) shall be paid at the time of the signing of this Agreement as a down payment in cash or PA check (which sum may be retained by the Party of the First Part, at its option, as liquidated damages, in the case of default of the said Party of the Second Part in the performance of the terms of this Agreement), the receipt of which is hereby acknowledged, and the remaining sum shall be paid at settlement.

The balance shall be paid at settlement in the form of certified funds. Settlement shall be on or before November 12, 2025.

Time is of the essence of this Agreement.

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

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

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

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

Existing ordinances,

Existing easements of roads or other easements of record or visible, or known,

Existing privileges or rights of public services companies, if any.

Easements, restrictions, conditions, surveys, plans, notes, matters, or other items of record, or visible, or which a competent survey would disclose.

Otherwise, the title to the herein described land shall be good and marketable or such as will be insured by any reputable title insurance company.

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

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

		DOLLARS	AND
NO/100			
(\$), in the manner and at the times hereinbefore provide	ed.	

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

The Party of the First Part agrees to transfer and convey to the said Party of the Second Part all that certain piece, parcel or tract of land situate in Susquehanna Township, in the County of Juniata, and State of Pennsylvania, being more particularly described as set forth on Exhibit "A".

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

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

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

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

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

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

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

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

This agreement shall not be recorded.

Formal tender of the deed is hereby waived.

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

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

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

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

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

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

CARSON H. FRYMOYER ESTATE	
 BY:COREEN A. BASOM, CO-EXECUTOR	_(SEAL)
 BY:	_(SEAL)
	(SEAL)
	(SEAL)



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J. MERYL STOLTZFUS

Realtor/Auctioneer 717-629-6036 merylstoltzfus@gmail.com

GERALD NOLT

Realtor 717-582-6589 geraldhnolt@gmail.com

Office 888-209-6160