

1.08 ACRES

PUBLIC AUCTION

CABIN | WOODS | HUNTING

PERRY COUNTY



605 2nd Narrows Rd. | Blain, PA 17006

Directions: From Blain, take PA-274 W for 1.1 miles. Turn left onto Three Springs Road and travel 1.4 miles. Turn right onto Fowler Hollow Road and continue for 3.8 miles. Turn left onto Union Hollow Road and go 1.1 miles before continuing onto 2nd Narrow Road/Laurel Run Road for 0.9 miles. Stay to the right to remain on 2nd Narrow Road. Go 0.6 miles to property on right.

PROPERTY FEATURES

- 1,193 sq ft off-grid log cabin built in 2006
- 3 bedrooms, 1 bath
- Spacious loft for extra sleeping space
- Fully furnished for immediate rental income
- Solar system & propane appliances
- Private well & Ecoflo septic system
- Direct access to Tuscarora State Forest which has over 91,000 acres of natural beauty as well as hunting, fishing, camping
- Horseback riding and snowmobile trails
- Deer, bear and turkey hunting
- Cold Spring Run & Sheaffer Run are nearby
- Close to Fowler Hollow & Big Spring State Park

OPEN HOUSE

Thur. Sept. 11, 5-6 P.M.
& Tue. Sept. 16, 5-6 P.M.
For a private tour call:
Gerald 717-582-6589
Meryl 717-629-6036

**AUCTION
DATE**
Friday,
OCTOBER 10,
2025
@ 5:00 P.M.

TERMS

\$15,000 down payment on the day of the auction. Settlement on or before December 10, 2025. 2% transfer tax to be paid by the buyer. Real estate taxes to be prorated from settlement day.

Estimated Annual Taxes \$1,868.

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

All information is deemed accurate but not guaranteed

AUCTIONEER REMARKS *Tucked deep in the woods and bordering thousands of acres of Tuscarora State Forest, this 1,193 sq ft off-grid log cabin is a recreational paradise. Whether you're hunting, hiking, or simply unwinding in the peace of nature, this fully furnished retreat puts you right in the heart of it all. After a day of outdoor adventure, relax on the front porch surrounded by towering trees and wildlife.*



BEILER-CAMPBELL
AUCTION SERVICES

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



SELLERS
Wilmer & Frieda
Nolt

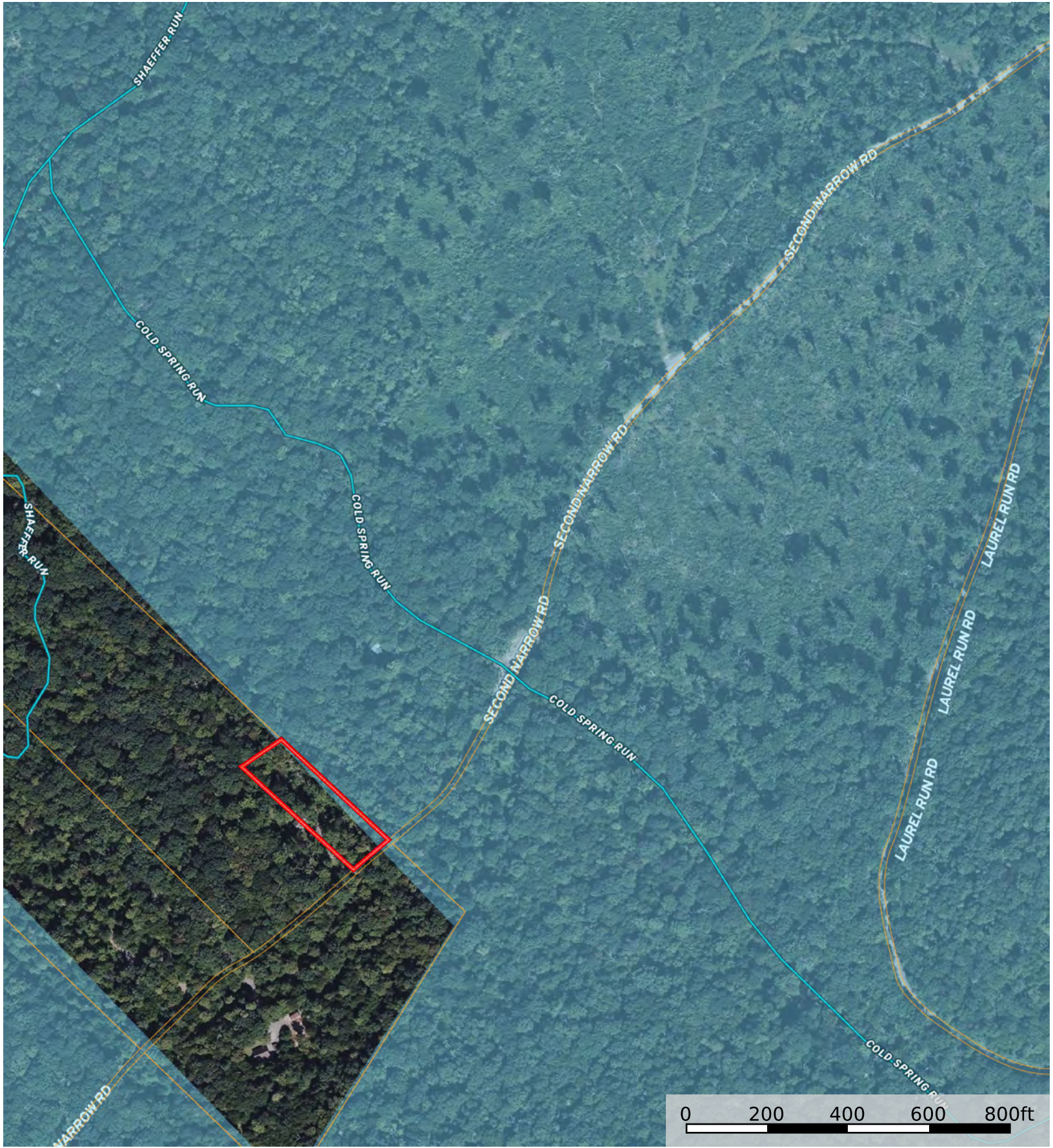


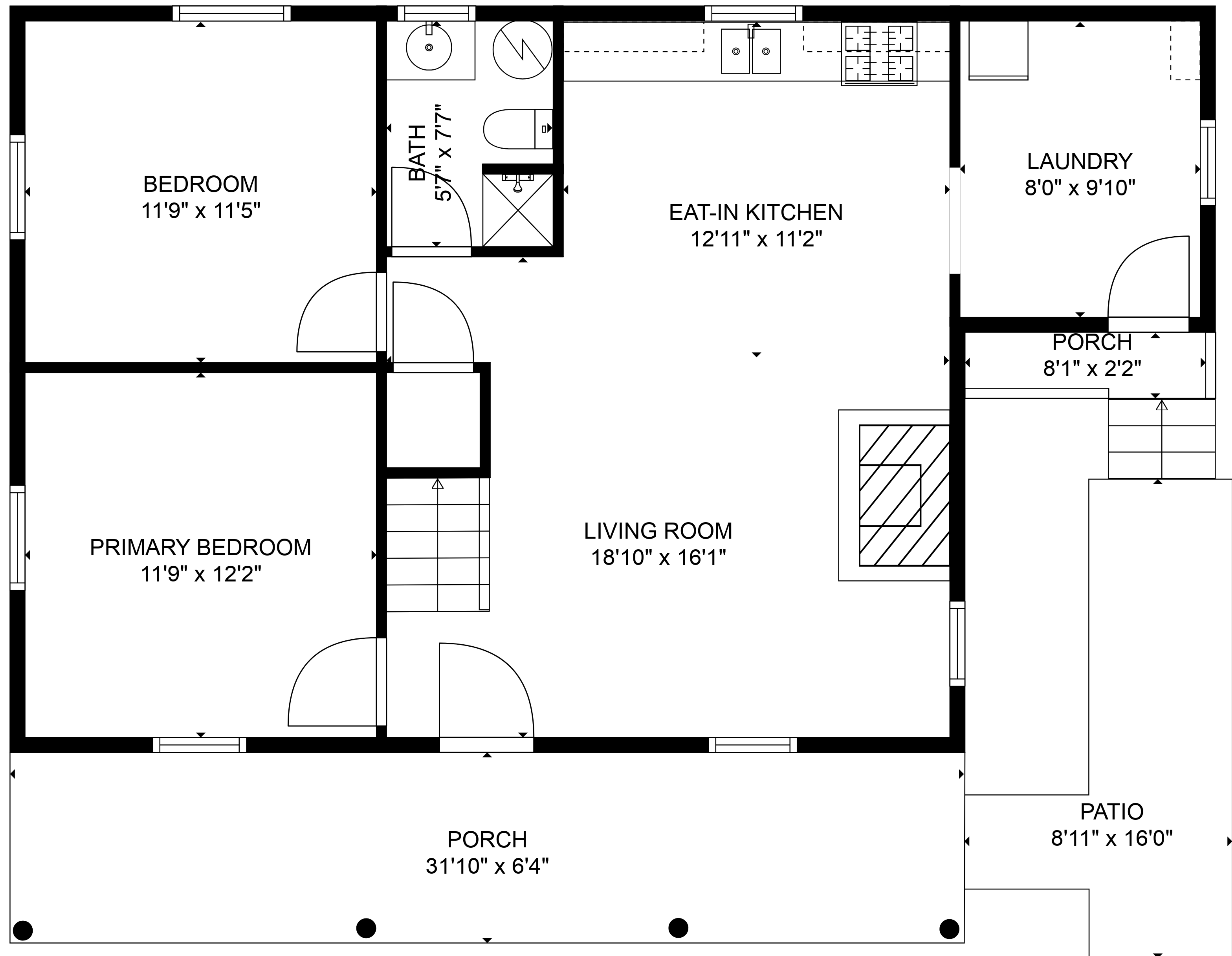
For additional photos go to beiler-campbellauctions.com or GoToAuction.com or auctionzip.com ID# 23383

605 2 Nd Narrows Rd, New Germantown, PA, 17071
Pennsylvania, AC +/-



- Boundary
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government



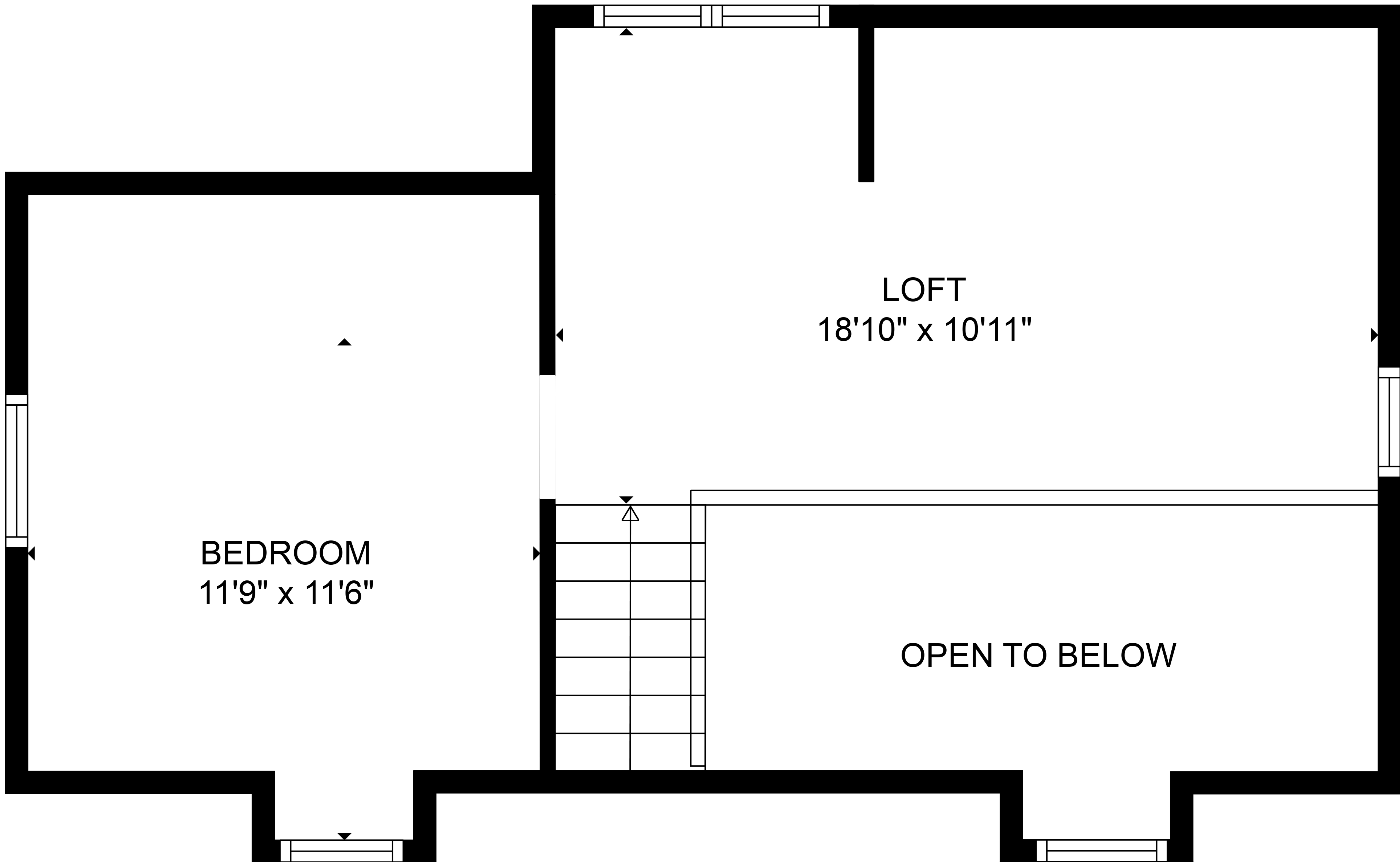


TOTAL: 1193 sq. ft

FLOOR 1: 823 sq. ft, FLOOR 2: 370 sq. ft

EXCLUDED AREAS: PORCH: 222 sq. ft, PATIO: 90 sq. ft, OPEN TO BELOW: 120 sq. ft
WALLS: 117 sq. ft

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

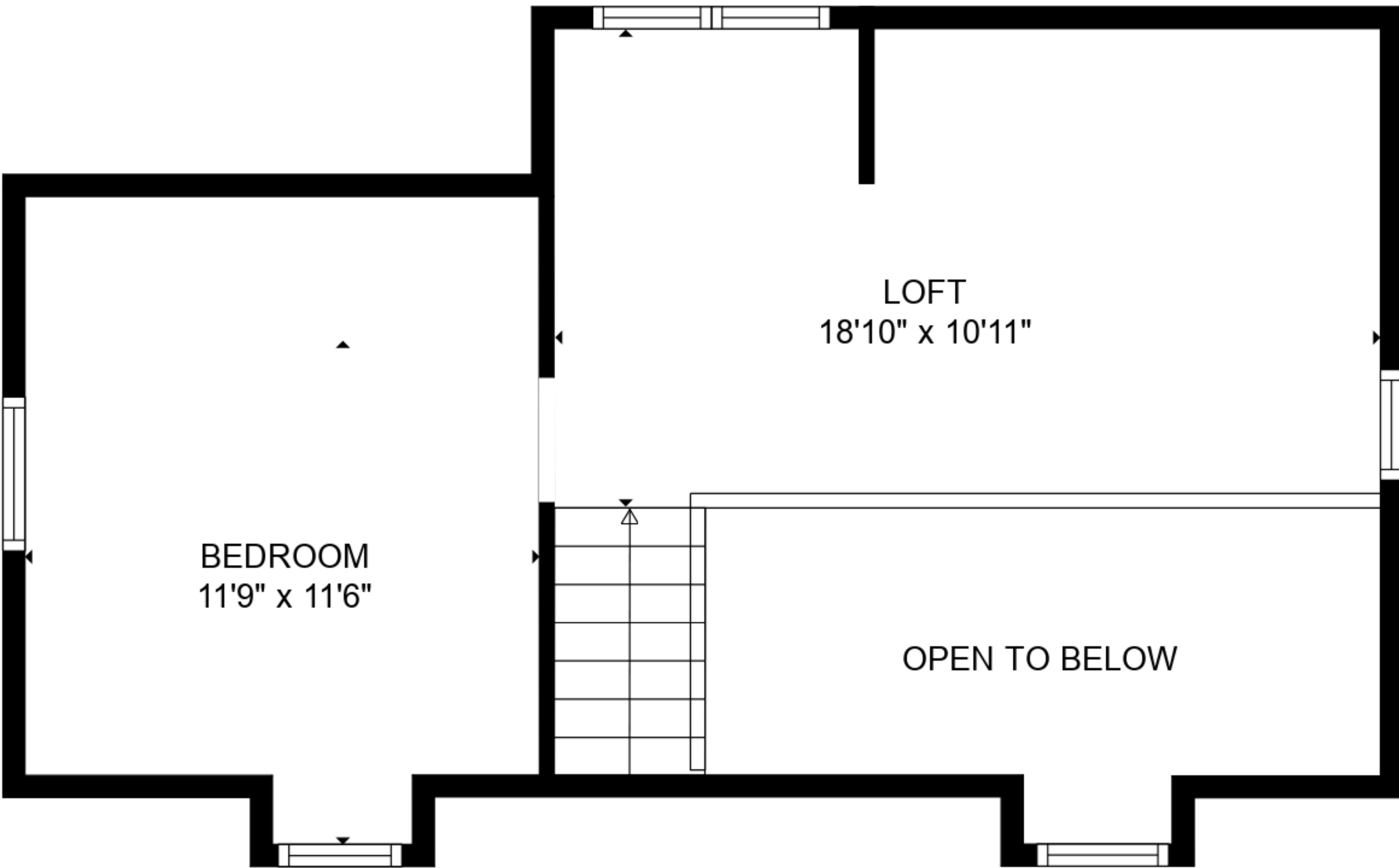


TOTAL: 1193 sq. ft

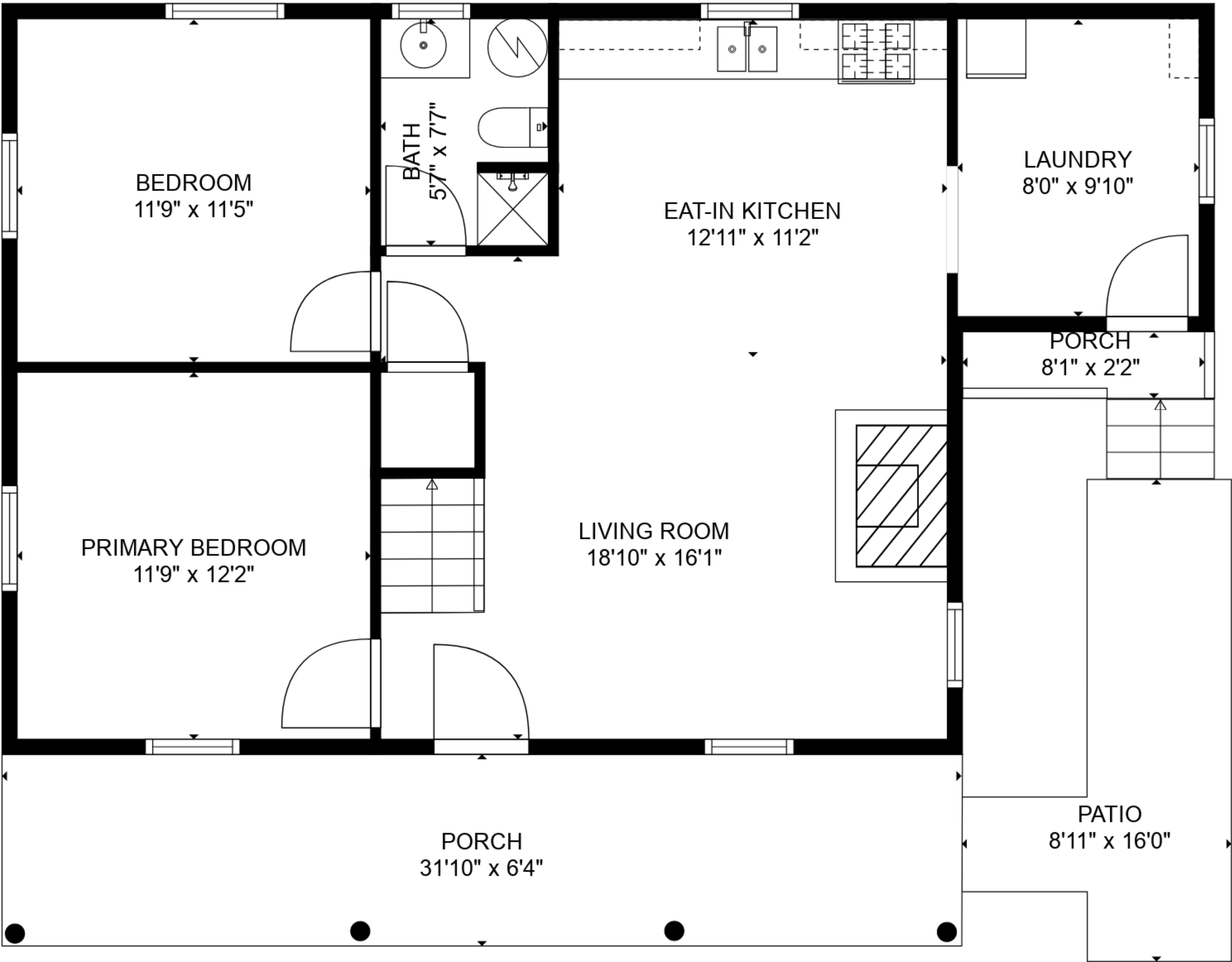
FLOOR 1: 823 sq. ft, FLOOR 2: 370 sq. ft

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WALLS: 117 sq. ft

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



FLOOR 2



FLOOR 1

TOTAL: 1193 sq. ft
FLOOR 1: 823 sq. ft, FLOOR 2: 370 sq. ft
EXCLUDED AREAS: PORCH: 222 sq. ft, PATIO: 90 sq. ft, OPEN TO BELOW: 120 sq. ft
WALLS: 117 sq. ft

This Deed,

MADE the 12th day of February in the year two thousand thirteen (2013)

BETWEEN STEVEN S. SMUCKER and KATHRYN S. SMUCKER, his wife and BENUEL S. KING and ANNIE K. KING, his wife, all of Lancaster, Pennsylvania, Grantors

and

WILMER LAMAR NOLT and FRIEDA GOOD NOLT, his wife, of Manheim, Pennsylvania, as tenants by the entireties, Grantees

the said grantors do hereby grant and convey to the said grantees, their heirs and assigns,

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

BEGINNING at a spike in the center of Second Narrows Forestry Road at lands now or formerly of the Commonwealth of Pennsylvania; thence along said road, South 56 degrees 44 minutes 56 seconds West, a distance of 125 feet to a point; thence along Lot No. 2 on the hereafter mentioned Plot of Lots, North 38 degrees 7 minutes 57 seconds West, a distance of 375 feet to an iron pin; thence along same, North 56 degrees 44 minutes 56 seconds East, a distance of 125 feet to an iron pin; thence along lands now or formerly of the Commonwealth of Pennsylvania, South 38 degrees 7 minutes 57 seconds East, a distance of 375 feet to the place of BEGINNING.

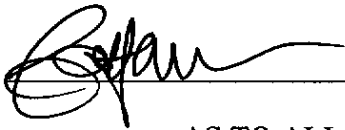
CONTAINING 1.072 acres and having thereon a cabin, and being Lot No. 3 on Plan of Lots recorded in Perry County Plan Book 15 at Page 81.

BEING the same property conveyed to Steven S. Smucker and Kathryn S. Smucker, his wife and Benuel S. King and Annie K. King, his wife, dated September 26, 2005 and recorded in Perry County Instrument No. 200509677. The recital clause on said deed should have recited Perry County Record Book 461 Page 341 as the chain of title.


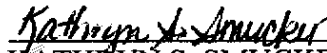


AND the said grantors will specially WARRANT AND FOREVER DEFEND the property hereby conveyed.

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals, the day and year first above-written.

Sealed and delivered in the presence of



AS TO ALL

 (SEAL)
STEVEN S. SMUCKER
 (SEAL)
KATHRYN S. SMUCKER
 (SEAL)
BENUEL S. KING
 (SEAL)
ANNIE K. KING

_____ (SEAL)

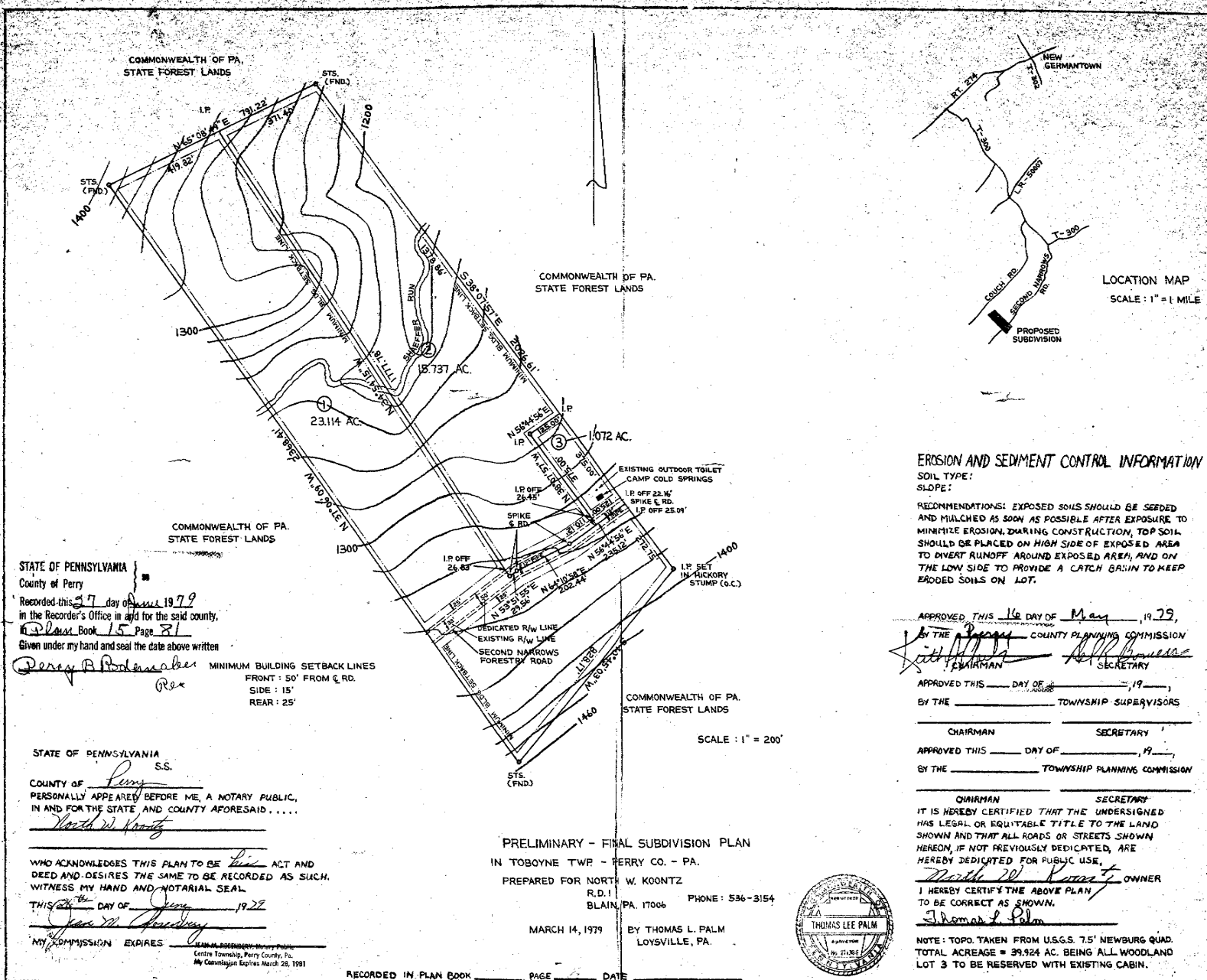
CERTIFICATE OF RESIDENCE

I hereby certify that the precise residence of the grantees herein is as follows:

347 Rife Run Road
Manheim PA 17545



Attorney or Agent for Grantees



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 605 2nd Narrows Rd, Blain, PA 17006**2 SELLER Wilmer L. Nolt, Frieda G. Nolt****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.**

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.**

DATE _____

43 Seller's Initials WN/FN Date 2-16-25

SPD Page 1 of 11

Buyer's Initials ____ / ____ Date _____



Quarryville, 229 W Fourth Street Quarryville PA 17566
 Meryl Stoltzfus

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rev. 3/21; rel. 7/21

605 2nd Narrows Rd

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolt.com

Yes	No	Unk	N/A
	X		
X			
	X		

Yes	No	Unk	N/A
X			
X			

[illegible]

Yes	No	Unk	N/A
X			
X			
	X		
	X		

605 2nd Narrows

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? _____ A1
- Does the Property have a sump pump? If "yes," how many? _____ A2
- If it has a sump pump, has it ever run? _____ A3
- If it has a sump pump, is the sump pump in working order? _____ A4

(B) Water Infiltration

- Are you aware of any past or present water leakage, accumulation, or dampness within the basement or crawl space? B1
- Do you know of any repairs or other attempts to control any water or dampness problem in the basement or crawl space? B2
- Are the downspouts or gutters connected to a public sewer system? B3

Yes	No	Unk	N/A
	X		
	X		
	X		
	X		
	X		

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? A1
- Are you aware of any damage caused by dryrot, termites/wood-destroying insects or other pests? A2

(B) Treatment

- Is the Property currently under contract by a licensed pest control company? B1
- Are you aware of any termite/pest control reports or treatments for the Property? B2

Yes	No	Unk	N/A
	X		
X			
	X		
	X		

Explain any "yes" answers in Section 6. Include the name of any service/treatment provider, if applicable: _____

Some water damage occurred at side door which was repaired & repaired - we fumigated for insects & treated for carpenter bees & ants

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? A

(B) Are you aware of any past or present problems with driveways, walkways, patios or retaining walls on the Property? B

(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)? - as noted above C

(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? D1
- If "yes," indicate type(s) and location(s) _____ D2
- If "yes," provide date(s) installed _____ D3

(E) Are you aware of any fire, storm/weather-related, water, hail or ice damage to the Property? E

(F) Are you aware of any defects (including stains) in flooring or floor coverings? F

Yes	No	Unk	N/A
	X		
	X		
X			
	X		
	X		
	X		
	X		

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.

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)
installed LVL support beam under center of cabin	5/21/2024	No	No

Seller's Initials WN/FN Date 8-16-25 SPD Page 3 of 11 Buyer's Initials _____ / _____ Date _____

Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

Addition, structural change or alteration	Approximate date of work	Were permits obtained? (Yes/No/Unk/NA)	Final inspections/ approvals obtained? (Yes/No/Unk/NA)

☐ A sheet describing other additions and alterations is attached.

(B) Are you aware of any private or public architectural review control of the Property other than zoning codes? If "yes," explain: _____

Yes	No	Unk	N/A

Note to Buyer: The PA Construction Code Act, 35 P.S. §7210 et seq. (effective 2004), and local codes establish standards for building and altering properties. Buyers should check with the municipality to determine if permits and/or approvals were necessary for disclosed work and if so, whether they were obtained. Where required permits were not obtained, the municipality might require the current owner to upgrade or remove changes made by the prior owners. Buyers can have the Property inspected by an expert in codes compliance to determine if issues exist. Expanded title insurance policies may be available for Buyers to cover the risk of work done to the Property by previous owners without a permit or approval.

Note to Buyer: According to the PA Stormwater Management Act, each municipality must enact a Storm Water Management Plan for drainage control and flood reduction. The municipality where the Property is located may impose restrictions on impervious or semi-pervious surfaces added to the Property. Buyers should contact the local office charged with overseeing the Stormwater Management Plan to determine if the prior addition of impervious or semi-pervious areas, such as walkways, decks, and swimming pools, might affect your ability to make future changes.

9. WATER SUPPLY

(A) Source. Is the source of your drinking water (check all that apply):

- Public
- A well on the Property
- Community water
- A holding tank
- A cistern
- A spring
- Other _____
- If no water service, explain: _____

(B) General

- When was the water supply last tested? _____
Test results: some bacteria
- Is the water system shared?
If "yes," is there a written agreement?
- Do you have a softener, filter or other conditioning system?
- Is the softener, filter or other treatment system leased? From whom? _____
- If your drinking water source is not public, is the pumping system in working order? If "no," explain: _____

(C) Bypass Valve (for properties with multiple sources of water)

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

(D) Well

- Has your well ever run dry?
- Depth of well approx. 300'
- Gallons per minute: _____, measured on (date) _____
- Is there a well that is used for something other than the primary source of drinking water?
If "yes," explain _____
- If there is an unused well, is it capped?

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

Seller's Initials WN / FN Date 8-16-25 SPD Page 4 of 11 Buyer's Initials _____ / _____ Date _____

Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

(E) Issues

- Are you aware of any leaks or other problems, past or present, relating to the water supply, pumping system and related items?
- Have you ever had a problem with your water supply?

Yes	No	Unk	N/A
	X		
	X		

Explain any problem(s) with your water supply. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date the work was done: _____

10. SEWAGE SYSTEM**(A) General**

- Is the Property served by a sewage system (public, private or community)?
- If "no," is it due to unavailability or permit limitations?
- When was the sewage system installed (or date of connection, if public)? 2023
- Name of current service provider, if any: _____

Yes	No	Unk	N/A
X			

(B) Type Is your Property served by:

- Public
- Community (non-public)
- An individual on-lot sewage disposal system
- Other, explain: _____

Yes	No	Unk	N/A

(C) Individual On-lot Sewage Disposal System. (check all that apply):

- Is your sewage system within 100 feet of a well?
- Is your sewage system subject to a ten-acre permit exemption?
- Does your sewage system include a holding tank?
- Does your sewage system include a septic tank?
- Does your sewage system include a drainfield?
- Does your sewage system include a sand mound?
- Does your sewage system include a cesspool?
- Is your sewage system shared?
- Is your sewage system any other type? Explain: Eco system
- Is your sewage system supported by a backup or alternate system?

Yes	No	Unk	N/A
	X		
		X	
	X		
X			
X			
		X	
	X		
	X		

(D) Tanks and Service

- Are there any metal/steel septic tanks on the Property?
- Are there any cement/concrete septic tanks on the Property?
- Are there any fiberglass septic tanks on the Property?
- Are there any other types of septic tanks on the Property? Explain _____
- Where are the septic tanks located? _____
- When were the tanks last pumped and by whom? system not used much since installed so not pumped since installation

Yes	No	Unk	N/A
	X		

(E) Abandoned Individual On-lot Sewage Disposal Systems and Septic

- Are you aware of any abandoned septic systems or cesspools on the Property?
- If "yes," have these systems, tanks or cesspools been closed in accordance with the municipality's ordinance?

Yes	No	Unk	N/A

(F) Sewage Pumps

- Are there any sewage pumps located on the Property?
- If "yes," where are they located? in septic tank
- What type(s) of pump(s)? sewer pump
- Are pump(s) in working order?
- Who is responsible for maintenance of sewage pumps? _____

Yes	No	Unk	N/A
X			
X			

(G) Issues

- How often is the on-lot sewage disposal system serviced? _____
- When was the on-lot sewage disposal system last serviced and by whom? _____
- Is any waste water piping not connected to the septic/sewer system?
- Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items?

Yes	No	Unk	N/A
	X		
	X		

Seller's Initials WN / FN **Date** 8-16-25 **SPD Page 5 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 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	X			
A2				
A3				
A4				
A5	X			
A6				
A7				
B		X		

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

(B) **System(s)**

1. How many water heaters are there? 1
Tanks 1 Tankless _____
2. When were they installed? 2007
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

Seller's Initials WN / EN

Date 8-16-25

SPD Page 6 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.

8. Pellet stove(s) _____
How many and location? _____
9. Wood stove(s) _____
How many and location? 1 Kitchen / family room
10. Coal stove(s) _____
How many and location? _____
11. Wall-mounted split system(s) _____
How many and location? _____
12. Other: _____
13. If multiple systems, provide locations _____

(C) Status

1. Are there any areas of the house that are not heated?
If "yes," explain: bedrooms depend on woodstove
2. How many heating zones are in the Property? _____
3. When was each heating system(s) or zone installed? 2009
4. When was the heating system(s) last serviced? _____
5. Is there an additional and/or backup heating system? If "yes," explain: _____
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? _____
2. Are all fireplaces working? _____
3. Fireplace types (wood, gas, electric, etc.): _____
4. Was the fireplace(s) installed by a professional contractor or manufacturer's representative? _____
5. Are there any chimneys (from a fireplace, water heater or any other heating system)? _____
6. How many chimneys? 1
7. When were they last cleaned? _____
8. Are the chimneys working? If "no," explain: _____

(E) Fuel Tanks

1. Are you aware of any heating fuel tank(s) on the Property? _____
2. Location(s), including underground tank(s): _____
3. If you do not own the tank(s), explain: _____

(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 _____
a. How many air conditioning zones are in the Property? _____
b. When was each system or zone installed? _____
c. When was each system last serviced? _____
2. Wall units _____
How many and the location? _____
3. Window units _____
How many? _____
4. Wall-mounted split units _____
How many and the location? _____
5. Other _____
6. None _____

(B) Are there any areas of the house that are not air conditioned?

If "yes," explain: _____

(C) Are you aware of any problems with any item in Section 14? If "yes," explain: _____

	Yes	No	Unk	N/A
B8				
B9	X			
B10				
B11				
B12				
B13				
C1		X		
C2				
C3				
C4				
C5				
C6				
D1				
D2				
D3				
D4				
D5	X			
D6				
D7			X	
D8	X			
E1		X		
E2				
E3				
F				
A1		X		
1a				
1b				
1c				
A2				
A3				
A4				
A5				
A6				
B				
C				

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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.

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				
A3	X			
3a				
3b		X		
B			X	
C		X		
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		X		
A1				
A2				
A3				
A4				
A5				
A6				
A7				
B		X		
B1				
B2				

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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.

18. WINDOWS

- (A) Have any windows or skylights been replaced during your ownership of the Property?
 (B) Are you aware of any problems with the windows or skylights?

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

Explain any "yes" answers in Section 18. Include the location and extent of any problem(s) and any repair, replacement or remediation efforts, the name of the person or company who did the repairs and the date the work was done:

19. LAND/SOILS

(A) Property

- Are you aware of any fill or expansive soil on the Property?
- Are you aware of any sliding, settling, earth movement, upheaval, subsidence, sinkholes or earth stability problems that have occurred on or affect the Property?
- Are you aware of sewage sludge (other than commercially available fertilizer products) being spread on the Property?
- Have you received written notice of sewage sludge being spread on an adjacent property?
- Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations on the Property?

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

Note to Buyer: The Property may be subject to mine subsidence damage. Maps of the counties and mines where mine subsidence damage may occur and further information on mine subsidence insurance are available through Department of Environmental Protection Mine Subsidence Insurance Fund, (800) 922-1678 or ra-epmsi@pa.gov.

(B) Preferential Assessment and Development Rights

Is the Property, or a portion of it, preferentially assessed for tax purposes, or subject to limited development rights under the:

- Farmland and Forest Land Assessment Act - 72 P.S. §5490.1, et seq. (Clean and Green Program)
- Open Space Act - 16 P.S. §11941, et seq.
- Agricultural Area Security Law - 3 P.S. §901, et seq. (Development Rights)
- Any other law/program:

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

Note to Buyer: Pennsylvania has enacted the Right to Farm Act (3 P.S. § 951-957) in an effort to limit the circumstances under which agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged to investigate whether any agricultural operations covered by the Act operate in the vicinity of the Property.

(C) Property Rights

Are you aware of the transfer, sale and/or lease of any of the following property rights (by you or a previous owner of the Property):

- Timber
- Coal
- Oil
- Natural gas
- Mineral or other rights (such as farming rights, hunting rights, quarrying rights) Explain:

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

Note to Buyer: Before entering into an agreement of sale, Buyer can investigate the status of these rights by, among other means, engaging legal counsel, obtaining a title examination of unlimited years and searching the official records in the county Office of the Recorder of Deeds, and elsewhere. Buyer is also advised to investigate the terms of any existing leases, as Buyer may be subject to terms of those leases.

Explain any "yes" answers in Section 19:

20. FLOODING, DRAINAGE AND BOUNDARIES

(A) Flooding/Drainage

- Is any part of this Property located in a wetlands area?
- Is the Property, or any part of it, designated a Special Flood Hazard Area (SFHA)?
- Do you maintain flood insurance on this Property?
- Are you aware of any past or present drainage or flooding problems affecting the Property?
- Are you aware of any drainage or flooding mitigation on the Property?
- Are you aware of the presence on the Property of any man-made feature that temporarily or permanently conveys or manages storm water, including any basin, pond, ditch, drain, swale, culvert, pipe or other feature?
- If "yes," are you responsible for maintaining or repairing that feature which conveys or manages storm water for the Property?

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

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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
	X		
X			
X			
	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):

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
	X		
X			

Note to Buyer: Individuals may be affected differently, or not at all, by mold contamination. If mold contamination or indoor air quality is a concern, buyers are encouraged to engage the services of a qualified professional to do testing. Information on this issue is available from the United States Environmental Protection Agency and may be obtained by contacting IAQ INFO, P.O. Box 37133, Washington, D.C. 20013-7133, 1-800-438-4318.

(B) Radon

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
	X		
	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

(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

(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
	X		

(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
	X		
	X		
	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
	X		
	X		

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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.

3. Are you aware of any reason, including a defect in title or contractual obligation such as an option or right of first refusal, that would prevent you from giving a warranty deed or conveying title to the Property?

	Yes	No	Unk	N/A
A3		X		
B1		X		
B2		X		
B3		X		
C1		X		
C2		X		
D1		X		

(B) Financial

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

(C) Legal

1. Are you aware of any violations of federal, state, or local laws or regulations relating to this Property?
2. Are you aware of any existing or threatened legal action affecting the Property?

(D) Additional Material Defects

1. Are you aware of any material defects to the Property, dwelling, or fixtures which are not disclosed elsewhere on this form?

Note to Buyer: 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 the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

2. After completing this form, if Seller becomes aware of additional information about the Property, including through inspection reports from a buyer, the Seller must update the Seller's Property Disclosure Statement and/or attach the inspection report(s). These inspection reports are for informational purposes only.

Explain any "yes" answers in Section 22: _____

23. ATTACHMENTS

(A) The following are part of this Disclosure if checked:

- ☐ Seller's Property Disclosure Statement Addendum (PAR Form SDA)
- ☐ _____
- ☐ _____
- ☐ _____

The undersigned Seller represents that the information set forth in this disclosure statement is accurate and complete to the best of Seller's knowledge. Seller hereby authorizes the Listing Broker to provide this information to prospective buyers of the property and to other real estate licensees. SELLER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS STATEMENT. If any information supplied on this form becomes inaccurate following completion of this form, Seller shall notify Buyer in writing.

SELLER _____	Wilmer L. Nolt	DATE 8-16-25
SELLER _____	Frieda G. Nolt	DATE 8-16-25
SELLER _____	DATE _____	
SELLER _____	DATE _____	
SELLER _____	DATE _____	
SELLER _____	DATE _____	

RECEIPT AND ACKNOWLEDGEMENT BY BUYER

The undersigned Buyer acknowledges receipt of this Statement. Buyer acknowledges that this Statement is not a warranty and that, unless stated otherwise in the sales contract, Buyer is purchasing this property in its present condition. It is Buyer's responsibility to satisfy himself or herself as to the condition of the property. Buyer may request that the property be inspected, at Buyer's expense and by qualified professionals, to determine the condition of the structure or its components.

BUYER _____	TBD	DATE _____
BUYER _____	DATE _____	
BUYER _____	DATE _____	

Article of Agreement,

MADE THE 10th day of October in the year two thousand twenty-five (2025)

BETWEEN WILMER LAMAR NOLT and FRIEDA GOOD NOLT, his wife, Sellers

and

Buyer

WITNESSETH, that the said Sellers, in consideration of the covenants and agreements hereinafter contained, on the part of the said Buyer to be kept and performed have agreed and do hereby agree to sell and convey unto the said Buyer, his heirs and assigns, all the land and premises hereinafter mentioned and fully described, for the sum of _____ Dollars, to be paid as follows:

- \$15,000.00 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 December 10, 2025.
- The property that is subject to this Agreement is described as follows: All that certain tract of land situate in Toboyne Township, Perry County, Pennsylvania, containing 1.072 acres, and having thereon a cabin with an address of 605 2nd Narrows Road, Blain, Pennsylvania, and being Tax Parcel No. 251,201.00-003.000. Being described in deed recorded in Perry County Instrument No. 201301103.
- 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.
- 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.

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

WILMER LAMAR NOLT

FRIEDA GOOD NOLT



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GERALD NOLT

Realtor

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