

32.79 ACRES

PUBLIC AUCTION

HOUSE | SHOP | WOODS | PERSONAL PROPERTY

PERRY COUNTY



115 Lake Seldom Seen Rd. | Landisburg, PA 17040

Directions: From 1-81, take PA-74 N for 14.9 miles and turn left onto Bridgeport Rd. Go 1.5 miles and turn left onto PA-233 S. Go 2.7 miles and turn right onto Lake Seldom Seen. Continue for .03 of a mile to property on right.

PROPERTY FEATURES

- 3-bedroom, 1.5-bath home on 32.79 acres
- 3,400 sq ft under roof—1,510 sq ft finished
- Attached 2-car garage
- Unique stonework throughout
- Spacious deck
- 7 acres of tillable ground ideal for pasture, gardening, or wildlife food plots
- 23 wooded acres for hunting or hiking
- Property borders Laurel Run
- Historic stone structure and well
- Located near Colonel Denning State Park and Tuscarora State Forest
- Less than an hour to Carlisle and Harrisburg

OPEN HOUSE

Sat. Sept. 6, 1-3 P.M. &
Tue. Sept. 9, 5-7 P.M.
For a private tour call:
Gerald 717-582-6589
Meryl 717-629-6036

TERMS

\$25,000 down payment on the day of the auction. Settlement on or before December 4, 2025. 2% transfer tax to be paid by the buyer. Real estate taxes to be prorated from settlement day.

Estimated Annual Taxes \$4,178.37

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

All information is deemed accurate but not guaranteed

**AUCTION
DATE**

Saturday

**OCTOBER 4,
2025**

Personal Property

@ 9:00 AM

Real Estate

@ 12:00 PM

AUCTIONEER REMARKS *Discover this scenic property in Perry County, surrounded by abundant outdoor recreation. Formerly a barn, the home showcases rustic charm with exposed beams and unique stone floors. The southern boundary follows Laurel Run for 1,400 feet, a native brook trout stream perfect for fishing or relaxing by the water. This property offers the perfect blend of privacy, recreation, and potential.*



BEILER-CAMPBELL
AUCTION SERVICES

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

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



SELLERS
Richard & Carol
Kaufmann



FARM, TRACTOR & TOOLS

2017 Sure-Trac dump trailer, 6'x12', 9900 GVW, '12 Kioti DK 45 SE tractor (500 hrs.) w/ loader '10 Exmark zero turn mower w/60" deck, less than 400 hours on 25hp motor, Herd 3 pt spreader, 3 pt 500# fertilizer spreader, Two 10' culti-packers, 6' bush hog mower, FMC 6x6, 7' Kodiak rear blade, QA 6' dirt bucket w/teeth, 7.5' Meyer Snow Plow (fits Gen 2 Ram trucks), QA 60" grapple, JD, 10' transport disc harrow, 200 gallon field sprayer on wheels-needs pump, QA 42" pallet forks, Log chains, tractor chains, Scrap steel, 10'x 10' chain link dog kennel, dog box, JD #45 loader w/dirt bucket, 75' wire rope cable w/grab hooks, Snatch block, Assorted clevis and draw bar hitches, Lincoln AC 220V Buzz Box welder, Everlast DC welder 200A, Welding cart, Portable welding table, Welding helmets & gloves, welding rods, Saw horses, Craftsman 10" table saw, Wood lathe & wood turning tools, Combo planer & disc sander, Electric motors, power tools, hand tools, 6 drawer rolling tool chest, Web straps, Ratchet straps, Extension cords, Delta drill press, vise, Makita air compressor, Portable air tanks, Spray guns, body shop materials, Ridgid 14 gal. wet/dry vacuum, Toro straight shaft weed wacker, Stihl chain saw MS 261, 18" & 20" bars, Chainsaw chaps, ZT mower jack, Hydraulic jacks, Kerosene heater, Gas, kero & diesel cans, 20' aluminum extension ladder, 7' step ladder, Metal file cabinet, oil, lawn & garden tools,

GUNS, HUNTING & FISHING SUPPLIES

Model 52 Winchester 22 LR rifle, Ruger Single Six Revolver w/.22 and 22 mag cylinders, Browning Auto 5, 2 3/4" 12 gauge shotgun with choke tubes, Stevens 16 gauge single shot modified shotgun, New England Firearms 20 gauge single shot youth shotgun, Various ammo & brass, 2 Hoyt Compound bows, Mathews compound bow set up for target, Bow Press, Bow accessories, Assorted arrows, 8 x 42 Nikon, Zeiss and Bausch & Lomb binoculars, 17' Grumman aluminum canoe, Camo hunting clothes, tree stands, Screw-in tree steps, Day packs, Camp trails frame backpack, Coleman cook stove, Back pack stove, Turkey calls, 6.5' spinning rod with Mitchell reel, landing net, Minnow bucket, Fly rods, Orvis 10' graphite 3 wt., 3 pc. Nymph rod, St. Croix, 2 pc., 8.5 wt. graphite rod, Orvis, 9'-3", 2 pc., 5 wt., graphite rod, Fenwick 7.5', 2 pc., 5 wt. glass rod, Dan Craft, 10', 3 pc., 8 wt. graphite rod.

GOLD AND SILVER

Gold Coins: (1) 1913 Indian Half Eagle Five Dollar Gold Coin; (1) 1903 Liberty Head Five Dollar Gold Coin; Sterling Silver Flatware: Pattern: Stradavari (Sterling, 1937, no monograms) by Wallace Silver: (10) Five Piece Place Settings; (10) Teaspoons; (2) Flat handle butter spreaders; (2) Tablespoons/Serving Spoons; (1) Gravy ladle; (1) Sugar Spoon

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

BOOKS & CAMERAS

Roy Chandler books - Shattos's Way #608/1000 & Friend Seeker, Archery and Flyfishing books, Beginner's Bible, Home Repair books, Old leather-bound classic novels, Vintage Cameras: 1905 Kodak No. 3A, 1920s Voigtlander AVUS, 1940 Kodak Duaflex II, 1940 Brownie Six-20, 1940 Metro-Cam, 1958 Bilora Bella, 1972 Kodak Instamatic 40, 1978 Canon AT-1; 1990s Nikon Fun•Touch, 1990s Sony Camcorder

HOUSEHOLD

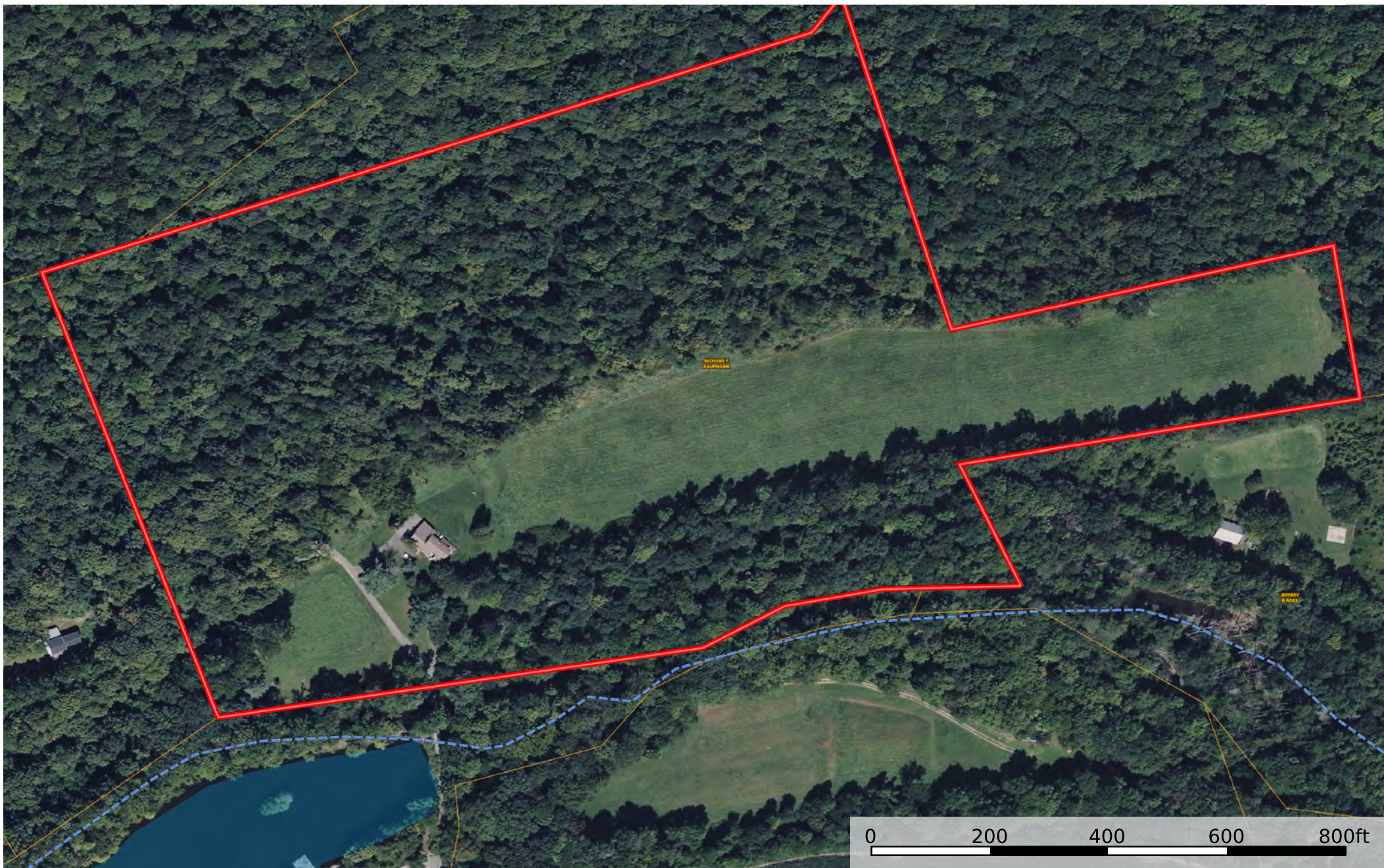
32 oz Thermos, glass liner, cut glass, china, photo frames, Christmas decor, wrapping paper, tablecloths, flashlights, Pasta Machine, Kitchen Aid Mixer Deluxe 4.5 Qt, Rocking chair, assorted scissors, thread, needles, beaded ribbon, yarn, knitting needles, button tin, beads, Polyester flat filling, Raggedy Ann and Andy patterns, costume jewelry, dog items, RH Baseball glove, Folding walker, Medical 4-wheel rollator walker 300# capacity, Fitness rowing machine, cross country ski machine.

MISC

Framed newspapers of end of Vietnam War, resignation of Richard M Nixon, poster & program signed by Musa Smith, Vintage Sawyer's View-Master w/assorted reels, Legos & table, Star Wars action figures & starship, Board games, trumpet w/case, zither

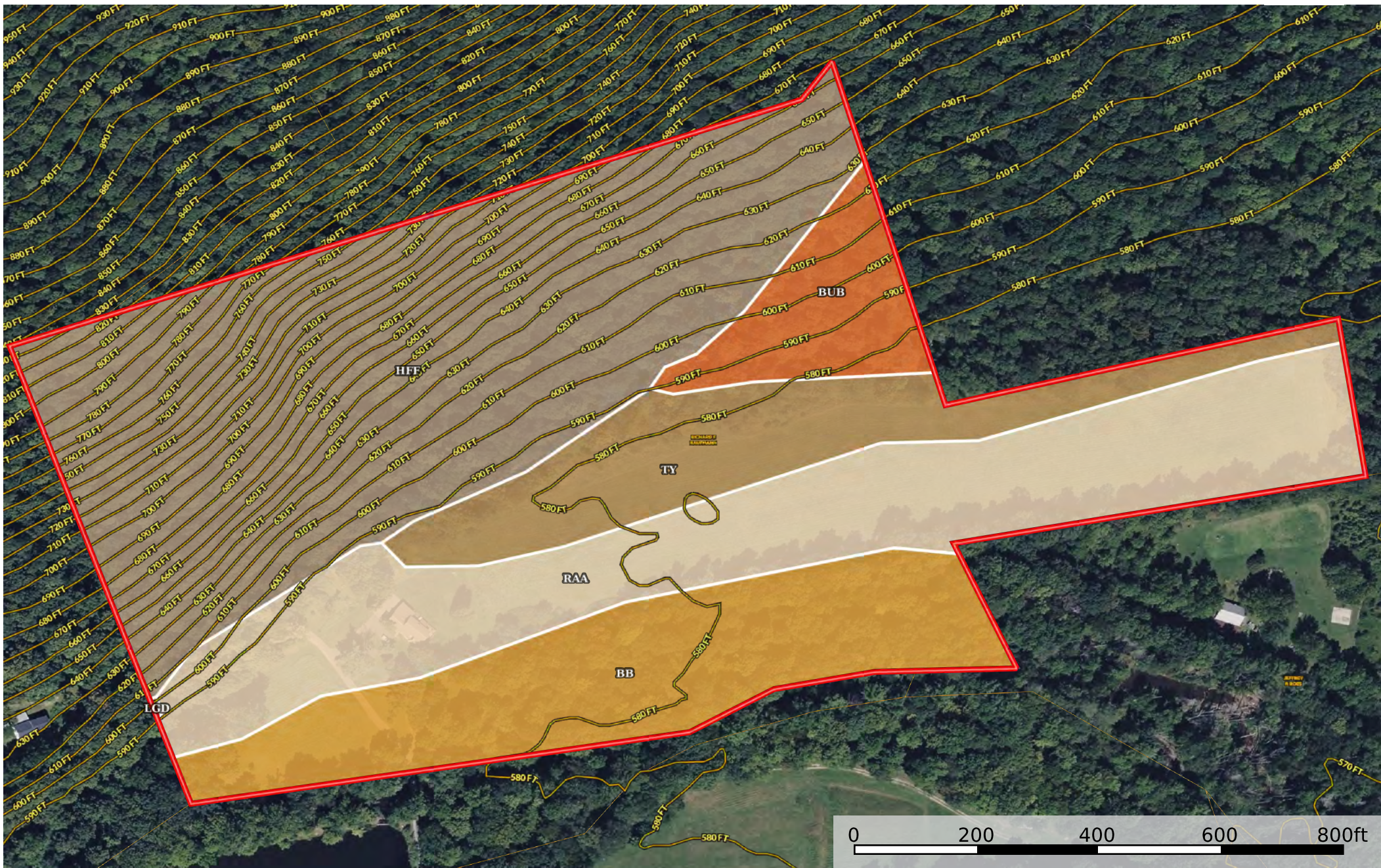
Auctioneer's Note: good clean items, many more items not listed.

115 Lake Seldom Seen, Landisburg, PA, 17040
Perry County, Pennsylvania, 32.79 AC +/-



Stream Pond / Tank Boundary

115 Lake Seldom Seen, Landisburg, PA, 17040
Pennsylvania, AC +/-



 Boundary

| Boundary 32.19 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
HfF	Hazleton channery sandy loam, 25 to 60 percent slopes, rubbly	13.45	41.78	0	7	7s
RaA	Raritan silt loam, 0 to 5 percent slopes	7.84	24.36	0	56	2w
Bb	Barbour soils	5.37	16.68	0	52	1
Ty	Tyler silt loam	3.77	11.71	0	47	3w
BuB	Buchanan channery loam, 3 to 8 percent slopes	1.75	5.44	0	42	2e
LgD	Laidig very stony loam, 8 to 25 percent slopes	0.01	0.03	0	28	6s
TOTALS		32.19(*)	100%	-	33.04	4.04

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

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

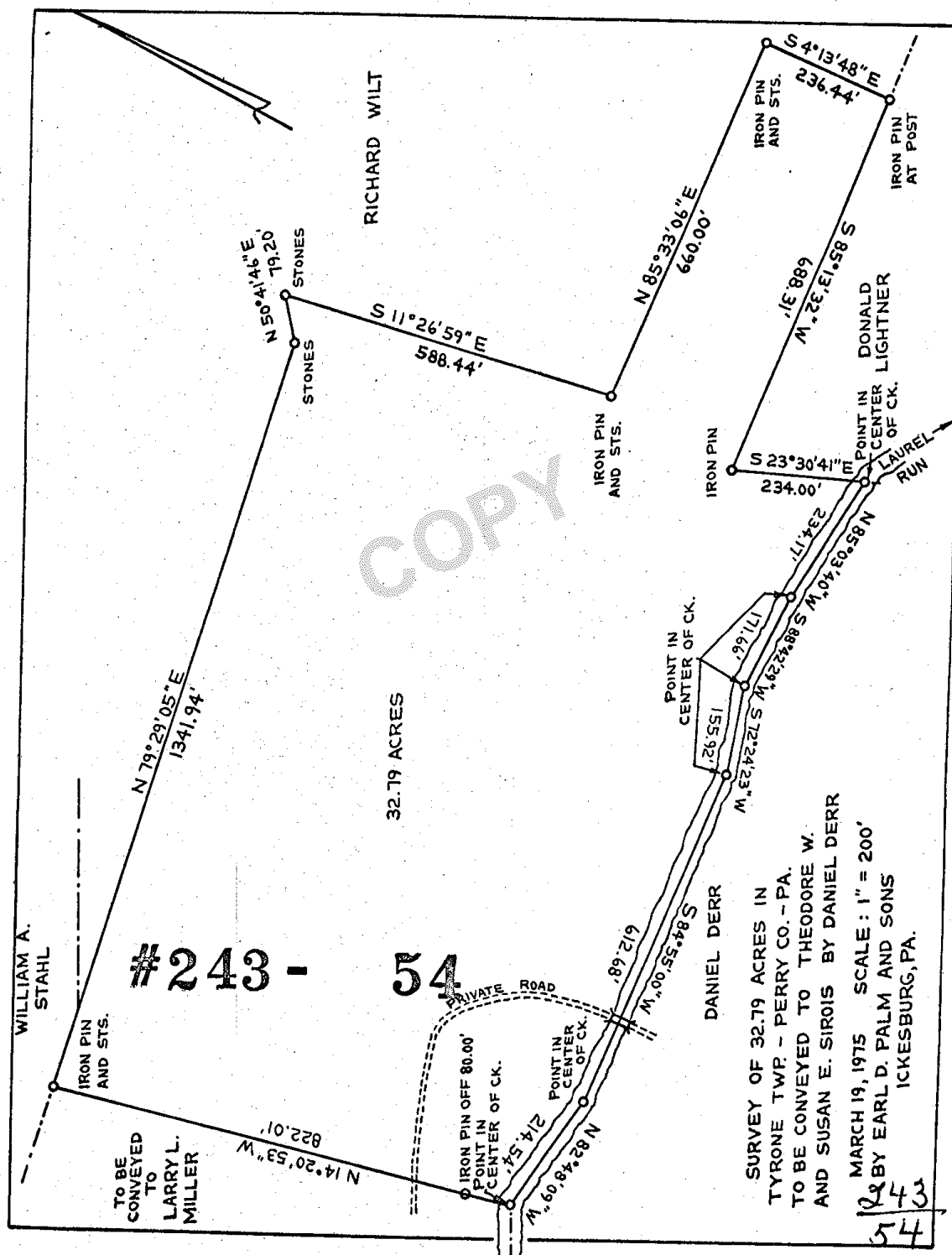
Land, Capability

								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

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



5126

PA Department of Agriculture Form AAO-82

A

☐ Agricultural Use Record Book 310
☐ Agricultural Reserve Page 529
☒ Forest Reserve Date Recorded _____
☒ Disapproved

David I Magee, Recorder

Date 06/12/2001 Time 08:18:15 1 of 2 Pgs

No: 2001-00035846 GEN Book 1380 Page 172

PERRY COUNTY, PENNSYLVANIA

Any questions regarding the proper completion of this application are to be directed to the Perry County Assessment Office by calling (717) 582-2131, Ext. 4115.

1. This application must be completed and executed by all owners of the property for which application is being made. Should the property be titled in the name of a corporation, the application must be executed by the individual authorized by corporate resolution to do so. Should the property be titled to an entity other than a corporation, the application must be executed by an individual duly authorized to act on behalf of that entity. A copy of the appropriate corporate resolution or authorization must be attached to this application.
2. All signatures on this application must be notarized. This application may be filed in person or by mail with the Perry County Assessment Office, County Veterans Memorial Bldg., 25 West Main Street, P. O. Box 37, New Bloomfield, Pennsylvania 17068.
3. Act 319 of 1974 was amended by Act 156 of 1998, and requires that this application be RECEIVED by the Assessment Office on or before **June 1st** of the year immediately preceding the tax year for which the property owner wants to enroll the property. Exception: In a year when a county implements a county-wide reassessment, or a county-wide reassessment of enrolled land, the application deadline shall be extended to either a date 30 days after the final order of the county Board of Assessment Appeals, or by **October 15** of the same year, whichever date is sooner. This deadline is applicable regardless of whether judicial review of the order is sought.
4. A one-time application and recording fee of **\$65.50** must be remitted with this application, payable to **"The County of Perry."**
5. If the landowner changes the use to an ineligible use, the roll-back tax, plus six percent interest (compounded annually) will be charged against all parcels/deeds included in the application. Landowners who request any portion of their land to be declared ineligible for Use Value assessment must attach a site map showing the location and boundaries of the proposed ineligible land.
6. Qualification for enrollment of your property into the *Clean and Green* preferential assessment program is determined by meeting the minimum requirements established for any one of three land use categories: Agricultural Use, Agricultural Reserve, or Forest Reserve. The specific eligibility requirements are described in the Perry County *Clean and Green* booklet, *"Understanding the Clean and Green Program."* The program is administered by the county. **ALL QUESTIONS MUST BE ANSWERED.** You may attach separate explanatory sheets should you feel your responses require additional detail.

This application complies with the uniform standards developed for use value assessment applications by the Commonwealth of Pennsylvania, Department of Agriculture - Form AAO-82. For more information, refer to Act 156 of 1998 and the Department of Agriculture's Rules and Regulations. You may obtain these documents from the Department of Agriculture.

Property Identification Number (district, map, and parcel)			Daytime Telephone 1-800-851-4746 - RICHARD (717) 789-3934 - PA	
570,142.00 - 046.000				
OWNER INFORMATION	Last Name (individual or entity representative)	First	Initial	Home Telephone
	KAUFMANN	RICHARD	F.	(717) 789-3729
	Last Name (individual or entity representative)	First	Initial	Land for which application is being made is owned by (v):
	Kaufmann	CHARL L.		
	Last Name (individual or entity representative)	First	Initial	☒ Individual ☐ Partnership ☐ Corporation ☐ Association ☐ Cooperative ☐ Other (explain) _____
Last Name (individual or entity representative)	First	Initial		
Entity: partnership, corporation, institution, cooperative, or other name (if applicable)				
Mailing Address - Street				
PO Box 64				
Mailing Address - City, State, ZIP				
LANDISBURG PA 17040				
Location Address - Street, City, Town/Borough		County		School District
Rt 2 Route 233 Santa Landisburg, Penn.		West Perry		

WARRANTY DEED

THE PLANKENHORN CO.
WILLIAMSPORT, PA. 17701

4411

*81 OCT 1 PM 3 09

This Deed

MADE the

1st

day of

October

in the year nineteen hundred and eighty-one (1981)

BETWEEN THEODORE W. SIROIS of Camp Hill Borough, Cumberland County,
Pennsylvania, and SUSAN E. SIROIS of Tyrone Township, Perry County, Pennsylvania,
his wife,

GRANTORS

AND

RICHARD F. KAUFMANN and CAROL L. KAUFMANN, his wife, of RD 9, Carlisle, Cumberland
County, Pennsylvania, as tenants by the entireties,

GRANTEES

WITNESSETH, That in consideration of SIXTY-TWO THOUSAND-----
-----(\$62,000.00)----- Dollars,in hand paid, the receipt whereof is hereby acknowledged, the said grantor s do hereby grant
and convey to the said grantee s, their heirs and assigns,ALL that certain piece, parcel and tract of land with improvements thereon
situate in Tyrone Township, Perry County, Pennsylvania, more particularly bounded
and described as follows, to wit:

BEGINNING at a point in the center of Laurel Run, which point is located South 14 degrees 20 minutes 53 seconds East 80 feet from an iron pin on line North of the northern side of Laurel Run and which point is the common corner of lands conveyed to Larry L. Miller and Anna L. Miller, his wife; thence perpendicularly through said run, through said iron pin, across a private road and along lands now or formerly of Larry L. Miller and Anna L. Miller, his wife, North 14 degrees 20 minutes 53 seconds West 822.01 feet to an iron pin at stones at lands now or formerly of William A. Stahl; thence by lands now or formerly of William A. Stahl and lands now or formerly of Richard Wilt, North 79 degrees 29 minutes 05 seconds East 1,341.94 feet to stones; thence continuing by lands now or formerly of Richard Wilt, North 50 degrees 41 minutes 46 seconds East 79.20 feet to stones; thence continuing by the same, South 11 degrees 26 minutes 59 seconds East 588.44 feet to an iron pin and stones; thence continuing by the same, North 85 degrees 33 minutes 06 seconds East 660.00 feet to an iron pin and stones; thence continuing by the same, South 04 degrees 13 minutes 48 seconds East 236.44 feet to an iron pin at post at lands now or formerly of Donald Lightner; thence by lands now or formerly of Donald Lightner, South 85 degrees 13 minutes 32 seconds West 688.31 feet to an iron pin; thence continuing by same, South 23 degrees 30 minutes 41 seconds East 234 feet to a point in the center of Laurel Run; thence by the center of Laurel Run, North 85 degrees 03 minutes 40 seconds West 234.17 feet to a point in the center of said run; thence continuing by the center of said run, South 88 degrees 42 minutes 29 seconds West 171.66 feet to a point in the center of said run; thence continuing by the center of said run, South 72 degrees 24 minutes 23 seconds West 155.92 feet to a point in the center of said run; thence by the center of said run, South 84 degrees 55 minutes 00 seconds West 612.68 feet to a point in the center of said run; thence continuing by the center of said run, North 82 degrees 48 minutes 09 seconds West 214.54 feet to a point in the center of said run, the place of BEGINNING, containing 32.79 acres, more or less, together with all improvements thereon erected, including a 2 1/2 story frame dwelling and outbuildings.

The above description is made in accordance with the plan of a survey conducted by Earl D. Palm and Sons, Registered Surveyors, on March 19, 1975.

BK. 310 PAGE 529

310
529

GRANTING AND CONVEYING unto the Grantees, their heirs and assigns, a right-of-way as it exists on the ground leading from Traffic Route 233 through other property now or formerly of Daniel W. Derr, et. ux., and through the property hereinbefore described in common with all other persons entitled to use same.

EXCEPTING AND RESERVING herefrom a right-of-way as it existed on the ground over the private woods road leading from lands now or formerly of Daniel W. Derr, et. ux., through the property hereinbefore described to other lands previously owned by the said Daniel W. Derr, et. ux., and conveyed to Joel R. Seitz and Cindy L. Seitz, his wife, by deed dated March 21, 1975, and recorded in Perry County Deed Book 242 at Page 340 and to Larry L. Miller and Anna L. Miller, his wife, by deed dated April 18, 1975, and recorded in Perry County Deed Book 242 at Page 587; each of the said parties being responsible for the maintenance of that section of road that passes through the respective properties, said exception and reservation being more specifically set forth in Perry County Deed Book 243 at Page 53.

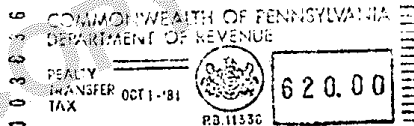
FURTHER EXCEPTING AND RESERVING an easement for utilities along the woods road as it presently exists on the ground, said exception and reservation being more particularly set forth in Perry County Deed Book 243 at Page 53.

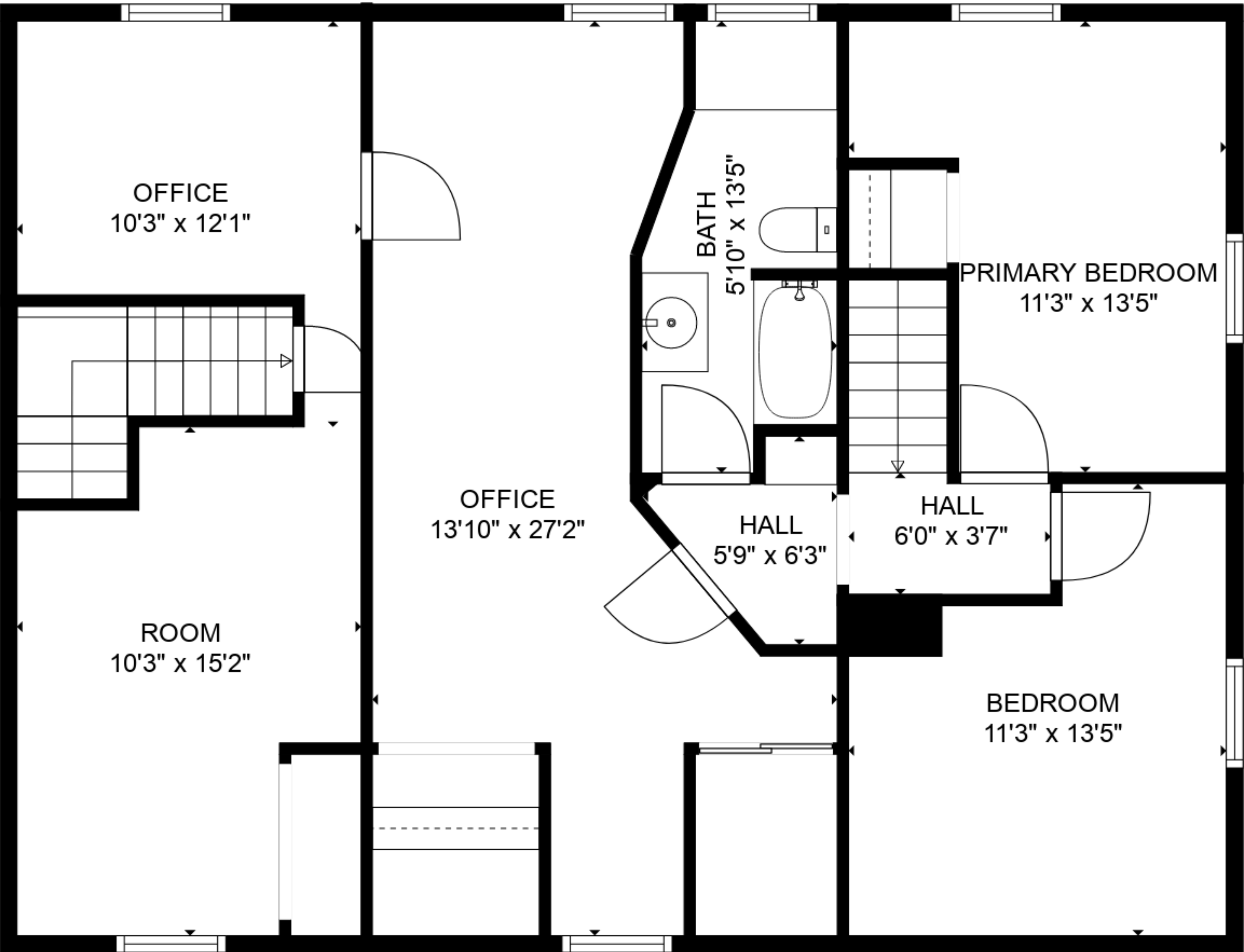
UNDER AND SUBJECT, NEVERTHELESS, to the covenant running with the land that the property hereinbefore described shall never by subdivided into tracts smaller than ten (10) acres.

BEING that same property conveyed to the Grantors herein by deed of Daniel W. Derr and Shirley R. Derr, his wife, dated April 23, 1975 and recorded in Perry County Deed Book 243 at Page 52.

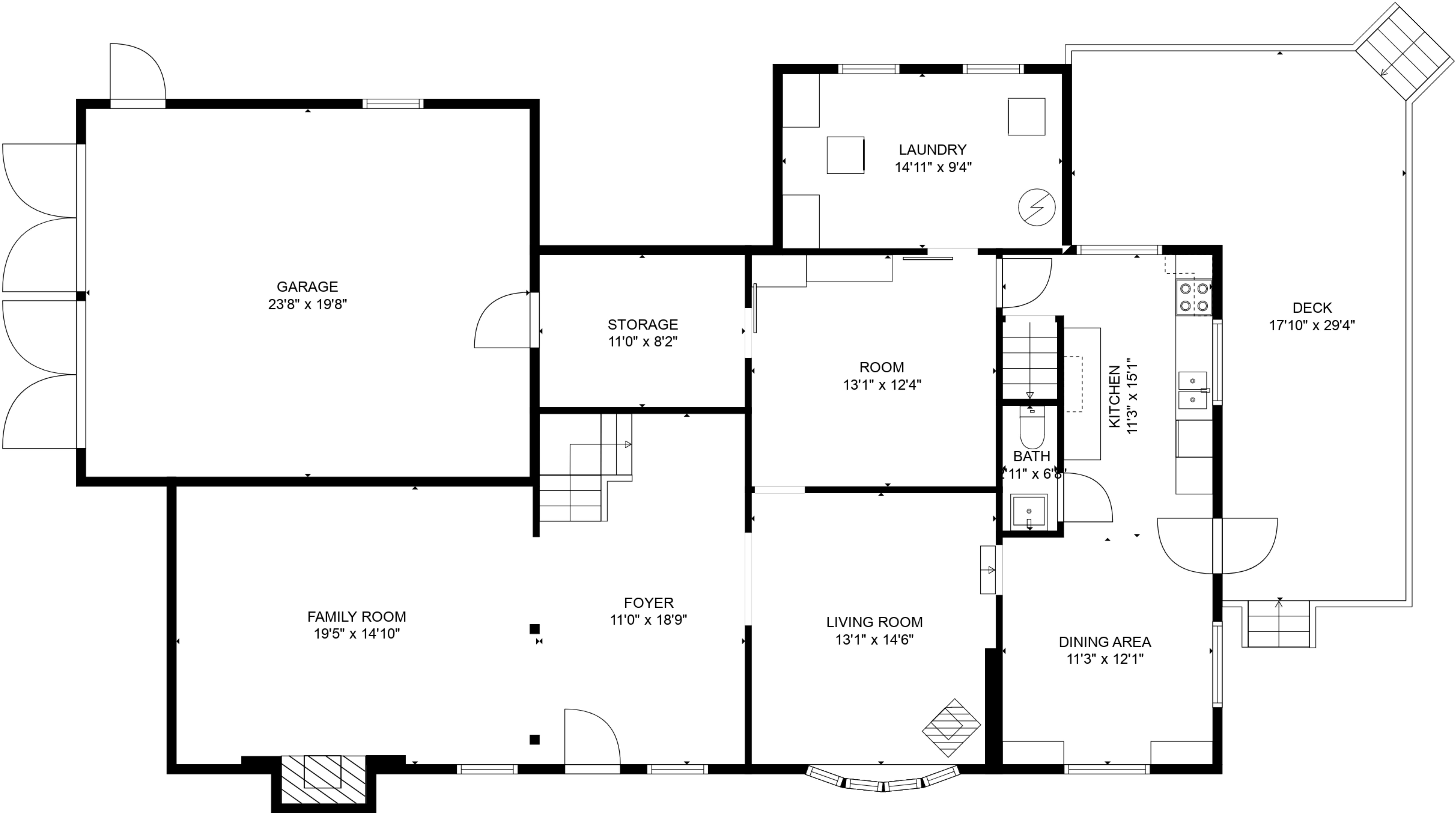
WEST PERRY SCHOOL DISTRICT
R. D. 1, Ellettsburg, Pa.
REAL ESTATE TRANSFER TAX

Amount \$ 620.00 Date Oct. 1, 1981
Sec. Agt. *W. L. Boyer*





FLOOR 2



FLOOR 1

TOTAL: 1616 sq. ft
FLOOR 1: 1164 sq. ft, FLOOR 2: 452 sq. ft
EXCLUDED AREAS: ROOM: 276 sq. ft, GARAGE: 466 sq. ft, STORAGE: 89 sq. ft,
DECK: 388 sq. ft, FIREPLACE: 12 sq. ft, LOW CEILING: 241 sq. ft,
OFFICE: 175 sq. ft

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** 115 Lake Seldom Seen Rd, Landisburg, PA 17040

2 **SELLER** Richard F. Kaufmann, Carol Kaufmann

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.

34 COMMON LAW DUTY TO DISCLOSE

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

38 EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK

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

42 _____ DATE _____

43 Seller's Initials OK RJK Date 7/30/25

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
115 Lake Seldom Seen

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

1. SELLER'S EXPERTISE

- (A) Does Seller possess expertise in contracting, engineering, architecture, environmental assessment or other areas related to the construction and conditions of the Property and its improvements?
- (B) Is Seller the landlord for the Property?
- (C) Is Seller a real estate licensee?

Explain any "yes" answers in Section 1: _____

Yes	No	Unk	N/A
	☒		
	☒		
	☒		

2. OWNERSHIP/OCCUPANCY

(A) Occupancy

1. When was the Property most recently occupied? 1981 to present
2. By how many people? 2 presently, 2 adult children no longer live here
3. Was Seller the most recent occupant?
4. If "no," when did Seller most recently occupy the Property? _____

(B) Role of Individual Completing This Disclosure. Is the individual completing this form:

1. The owner
2. The executor or administrator
3. The trustee
4. An individual holding power of attorney

(C) When was the Property acquired? 10/1/1981

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

6 dogs - 4 deceased, 2 presently

Explain Section 2 (if needed): _____

Yes	No	Unk	N/A
☒			
☒			
	☒		
	☒		
	☒		

3. CONDOMINIUMS/PLANNED COMMUNITIES/HOMEOWNERS ASSOCIATIONS

(A) Disclosures for condominiums and cooperatives are limited to Seller's particular unit(s). Disclosures regarding common areas or facilities are not required by the Real Estate Seller Disclosure Law.

(B) Type. Is the Property part of a(n):

1. Condominium
2. Homeowners association or planned community
3. Cooperative
4. Other type of association or community _____

(C) If "yes," how much are the fees? \$ _____, paid (☐ Monthly)(☐ Quarterly)(☐ Yearly)

(D) If "yes," are there any community services or systems that the association or community is responsible for supporting or maintaining? Explain: _____

(E) If "yes," provide the following information:

1. Community Name _____
2. Contact _____
3. Mailing Address _____
4. Telephone Number _____

(F) How much is the capital contribution/initiation fee(s)? \$ _____

Yes	No	Unk	N/A
	☒		
	☒		
	☒		
	☒		
			☒
			☒
			☒
			☒
			☒

Notice to Buyer: A buyer of a resale unit in a condominium, cooperative, or planned community must receive a copy of the declaration (other than the plats and plans), the by-laws, the rules or regulations, and a certificate of resale issued by the association, condominium, cooperative, or planned community. Buyers may be responsible for capital contributions, initiation fees or similar one-time fees in addition to regular maintenance fees. The buyer will have the option of canceling the agreement with the return of all deposit monies until the certificate has been provided to the buyer and for five days thereafter or until conveyance, whichever occurs first.

4. ROOFS AND ATTIC

(A) Installation

1. When was or were the roof or roofs installed? _____
2. Do you have documentation (invoice, work order, warranty, etc.)?

(B) Repair

1. Was the roof or roofs or any portion of it or them replaced or repaired during your ownership?
2. If it or they were replaced or repaired, were any existing roofing materials removed?

(C) Issues

1. Has the roof or roofs ever leaked during your ownership?
2. Have there been any other leaks or moisture problems in the attic?
3. Are you aware of any past or present problems with the roof(s), attic, gutters, flashing or downspouts?

Yes	No	Unk	N/A
		☒	
	☒		
☒			
☒			
	☒		
	☒		
	☒		

Seller's Initials CL RIK Date 7/30/25 SPD Page 2 of 11 Buyer's Initials _____ / _____ Date _____

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

Explain any "yes" answers in Section 4. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date they were done: _____

5. BASEMENTS AND CRAWL SPACES

(A) Sump Pump

1. Does the Property have a sump pit? If "yes," how many? _____
2. Does the Property have a sump pump? If "yes," how many? _____
3. If it has a sump pump, has it ever run? _____
4. If it has a sump pump, is the sump pump in working order? _____

Yes	No	Unk	N/A
	☒		
	☒		
			☒
			☒

(B) Water Infiltration

1. Are you aware of any past or present water leakage, accumulation, or dampness within the basement or crawl space? _____
2. Do you know of any repairs or other attempts to control any water or dampness problem in the basement or crawl space? _____
3. Are the downspouts or gutters connected to a public sewer system? _____

Explain any "yes" answers in Section 5. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date they were done: _____

6. TERMITES/WOOD-DESTROYING INSECTS, DRYROT, PESTS

(A) Status

1. Are you aware of past or present dryrot, termites/wood-destroying insects or other pests on the Property? _____
2. Are you aware of any damage caused by dryrot, termites/wood-destroying insects or other pests? _____

Yes	No	Unk	N/A
	☒		
	☒		

(B) Treatment

1. Is the Property currently under contract by a licensed pest control company? _____
2. Are you aware of any termite/pest control reports or treatments for the Property? _____

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

7. STRUCTURAL ITEMS

(A) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, or other structural components? _____

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

(C) Are you aware of any past or present water infiltration in the house or other structures, other than the roof(s), basement or crawl space(s)? _____

(D) Stucco and Exterior Synthetic Finishing Systems

1. 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? _____
2. If "yes," indicate type(s) and location(s) _____
3. If "yes," provide date(s) installed _____

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

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

Yes	No	Unk	N/A
	☒		
	☒		
	☒		
	☒		
	☒		
	☒		
	☒		
	☒		

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: Kitchen floor held replaced

8. ADDITIONS/ALTERATIONS

(A) Have any additions, structural changes or other alterations (including remodeling) been made to the Property during your ownership? Itemize and date all additions/alterations below.

Yes	No	Unk	N/A
☒			

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)
<u>New siding</u>	<u>1983</u>	<u>No</u>	<u>No</u>
<u>Rebuilt laundry room</u>	<u>1982</u>	<u>No</u>	<u>No</u>

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Addition, structural change or alteration	Approximate date of work	Were permits obtained? (Yes/No/Unk/NA)	Final inspections/ approvals obtained? (Yes/No/Unk/NA)
Renovated 2nd floor bathroom	1986	No	No
Replaced roof rafters, roof deck & shingles	1994	No	No
All windows replaced & front doors	2019	No	No
Built deck on south side of house	2019	No	No

(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: 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.

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

8. If no water service, explain:

1. When was the water supply last tested? estimate 1996
Test results: passed test but installed UV light for precaution
2. Is the water system shared?
If "yes," is there a written agreement?
4. Do you have a softener, filter or other conditioning system? uv light
5. Is the softener, filter or other treatment system leased? From whom? _____
6. If your drinking water source is not public, is the pumping system in working order? If "no," explain: _____

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

1. Has your well ever run dry?
2. Depth of well estimate 50'
3. Gallons per minute: est 4 gal, measured on (date) n/a
4. Is there a well that is used for something other than the primary source of drinking water?
If "yes," explain _____
5. If there is an unused well, is it capped?

Yes	No	Unk	N/A
	✓		
✓			
	✓		
	✓		
	✓		
		✓	
	✓		
✓			✓
			✓
✓			
		✓	
		✓	
	✓		
		✓	
		✓	
	✓		
			✓
			✓

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115 Lake Seldom

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
F1	☒	☐	☐	☐
F2	☐	☒	☐	☐

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: leak in supply line was discovered and fixed in 2023

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)?
- Name of current service provider, if any:

	Yes	No	Unk	N/A
A1	☒	☐	☐	☐
A2	☐	☐	☐	☒
A3	☐	☐	☒	☐
A4	☐	☐	☐	☒

(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
B1	☐	☒	☐	☐
B2	☐	☒	☐	☐
B3	☒	☐	☐	☐
B4	☐	☐	☐	☐

(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 sandmound?
- Does your sewage system include a cesspool?
- Is your sewage system shared?
- Is your sewage system any other type? Explain:
- Is your sewage system supported by a backup or alternate system?

	Yes	No	Unk	N/A
C1	☐	☒	☐	☐
C2	☐	☐	☒	☐
C3	☐	☒	☐	☐
C4	☒	☐	☐	☐
C5	☒	☐	☐	☐
C6	☐	☒	☐	☐
C7	☐	☒	☐	☐
C8	☐	☒	☐	☐
C9	☐	☒	☐	☐
C10	☐	☒	☐	☐

(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? 30 ft from house
- When were the tanks last pumped and by whom? March 2025
Advanced Septic, 65 Richard Ln, Harrisburg PA

	Yes	No	Unk	N/A
D1	☒	☒	☐	☐
D2	☒	☐	☐	☐
D3	☐	☒	☐	☐
D4	☐	☒	☐	☐
D5	☐	☐	☐	☐
D6	☐	☐	☐	☐

(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
E1	☐	☒	☐	☐
E2	☐	☐	☐	☒

(F) Sewage Pumps

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

	Yes	No	Unk	N/A
F1	☐	☒	☐	☐
F2	☐	☐	☐	☒
F3	☐	☐	☐	☒
F4	☐	☐	☐	☒
F5	☐	☐	☐	☒

(G) Issues

- How often is the on-lot sewage disposal system serviced? Every 24 months
- When was the on-lot sewage disposal system last serviced and by whom? March 2025
Advanced Septic
- 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
G1	☐	☐	☐	☐
G2	☐	☐	☐	☐
G3	☐	☐	☐	☒
G4	☒	☐	☐	☐

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

11. PLUMBING SYSTEM

(A) Material(s). Are the plumbing materials (check all that apply):

1. Copper
2. Galvanized
3. Lead
4. PVC
5. Polybutylene pipe (PB)
6. Cross-linked polyethylene (PEX)
7. Other _____

	Yes	No	Unk	N/A
A1	☒			
A2			☒	
A3			☒	
A4	☒			
A5			☒	
A6		☒		
A7			☒	
B		☒		

(B) Are you aware of any past or present problems with any of your plumbing fixtures (e.g., including but not limited to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)?

If "yes," explain: _____

12. DOMESTIC WATER HEATING

(A) Type(s). Is your water heating (check all that apply):

1. Electric
2. Natural gas
3. Fuel oil
4. Propane
- If "yes," is the tank owned by Seller?
5. Solar
- If "yes," is the system owned by Seller?
6. Geothermal
7. Other _____

	Yes	No	Unk	N/A
A1	☒			
A2		☒		
A3		☒		
A4		☒		
A5				☒
A6		☒		☒
A7			☒	
B1				
B2				
B3		☒		
B4		☒		

(B) System(s)

1. How many water heaters are there? one
- Tanks ☒ Tankless _____
2. When were they installed? _____
3. Is your water heater a summer/winter hook-up (integral system, hot water from the boiler, etc.)?

(C) Are you aware of any problems with any water heater or related equipment?

If "yes," explain: _____

13. HEATING SYSTEM

(A) Fuel Type(s). Is your heating source (check all that apply):

1. Electric
2. Natural gas
3. Fuel oil
4. Propane
- If "yes," is the tank owned by Seller?
5. Geothermal
6. Coal
7. Wood
8. Solar shingles or panels
- If "yes," is the system owned by Seller?
9. Other: _____

	Yes	No	Unk	N/A
A1	☒			
A2		☒		
A3		☒		
A4		☒		
A5				☒
A6	☒			
A7	☒			
A8		☒		☒
A9		☒		
B1		☒		
B2		☒		
B3		☒		
B4	☒			
B5		☒		
B6		☒		
B7		☒		

(B) System Type(s) (check all that apply):

1. Forced hot air
2. Hot water
3. Heat pump
4. Electric baseboard
5. Steam
6. Radiant flooring
7. Radiant ceiling

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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.

	Yes	No	Unk	N/A
8. Pellet stove(s) How many and location? _____		✓		✓
9. Wood stove(s) How many and location? <u>(1) in LR</u>	✓			
10. Coal stove(s) How many and location? <u>(1) in FR</u>	✓			
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: <u>Garage</u>	✓			
2. How many heating zones are in the Property? _____				✓
3. When was each heating system(s) or zone installed? _____				✓
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? <u>2</u>				
7. When were they last cleaned? <u>2012</u>				
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? <u>(1) 2nd Fl Bedroom</u>	✓			
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: <u>Only one room has pe-wall unit</u>	✓			
(C) Are you aware of any problems with any item in Section 14? If "yes," explain: _____				
	✓			

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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? _____
 - 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? 200(?)

(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	☒	☐	☐	☐
A2	☒	☐	☐	☐
A3	☐	☒	☐	☐
A4	☐	☐	☐	☒
A5	☐	☐	☐	☒
A6	☐	☐	☒	☐
A7	☐	☒	☐	☐
A8	☐	☒	☐	☐

16. OTHER EQUIPMENT AND APPLIANCES

(A) **THIS SECTION IS INTENDED TO IDENTIFY PROBLEMS OR REPAIRS** and must be completed for each item that will, or may, be included with the Property. The terms of the Agreement of Sale negotiated between Buyer and Seller will determine which items, if any, are included in the purchase of the Property. **THE FACT THAT AN ITEM IS LISTED DOES NOT MEAN IT IS INCLUDED IN THE AGREEMENT OF SALE.**

(B) Are you aware of any problems or repairs needed to any of the following:

Item	Yes	No	N/A	Item	Yes	No	N/A
A/C window units	☐	☒	☐	Pool/spa heater	☐	☒	☒
Attic fan(s)	☐	☐	☒	Range/oven	☐	☒	☐
Awnings	☐	☐	☒	Refrigerator(s)	☐	☒	☐
Carbon monoxide detectors	☐	☒	☐	Satellite dish	☐	☒	☐
Ceiling fans	☐	☐	☒	Security alarm system	☐	☐	☒
Deck(s)	☐	☒	☐	Smoke detectors	☐	☒	☐
Dishwasher	☐	☐	☒	Sprinkler automatic timer	☐	☐	☒
Dryer	☐	☒	☐	Stand-alone freezer	☐	☐	☒
Electric animal fence	☐	☐	☒	Storage shed	☐	☐	☒
Electric garage door opener	☐	☐	☒	Trash compactor	☐	☐	☒
Garage transmitters	☐	☐	☒	Washer	☐	☒	☐
Garbage disposal	☐	☐	☒	Whirlpool/tub	☐	☐	☒
In-ground lawn sprinklers	☐	☐	☒	Other:	☐	☐	☐
Intercom	☐	☐	☒	1.	☐	☐	☐
Interior fire sprinklers	☐	☐	☒	2.	☐	☐	☐
Keyless entry	☐	☐	☒	3.	☐	☐	☐
Microwave oven	☐	☒	☐	4.	☐	☐	☐
Pool/spa accessories	☐	☐	☒	5.	☐	☐	☐
Pool/spa cover	☐	☐	☒	6.	☐	☐	☐

(C) Explain any "yes" answers in Section 16: _____

17. POOLS, SPAS AND HOT TUBS

(A) Is there a swimming pool on the Property? If "yes,"

1. Above-ground or in-ground? _____
2. Saltwater or chlorine? _____
3. If heated, what is the heat source? _____
4. Vinyl-lined, fiberglass or concrete-lined? _____
5. What is the depth of the swimming pool? _____
6. Are you aware of any problems with the swimming pool?
7. Are you aware of any problems with any of the swimming pool equipment (cover, filter, ladder, lighting, pump, etc.)?

(B) Is there a spa or hot tub on the Property?

1. Are you aware of any problems with the spa or hot tub?
2. Are you aware of any problems with any of the spa or hot tub equipment (steps, lighting, jets, cover, etc.)?

(C) Explain any problems in Section 17: _____

	Yes	No	Unk	N/A
A	☐	☒	☐	☐
A1	☐	☐	☐	☐
A2	☐	☐	☐	☐
A3	☐	☐	☐	☐
A4	☐	☐	☐	☐
A5	☐	☐	☐	☐
A6	☐	☐	☐	☐
A7	☐	☐	☐	☐
B	☐	☒	☐	☐
B1	☐	☐	☐	☐
B2	☐	☐	☐	☐

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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?

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: Skylights installed in 1994 w/ new roof; windows replaced in 2019

Yes	No	Unk	N/A
☒	☐	☐	☐
☐	☒	☐	☐

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
☐	☒	☐	☐
☐	☒	☐	☐
☐	☒	☐	☐
☐	☒	☐	☐
☐	☒	☐	☐

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-cpmsi@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
☒	☐	☐	☐
☐	☐	☒	☐
☐	☐	☒	☐
☐	☐	☒	☐

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
☐	☒	☐	☐
☐	☒	☐	☐
☐	☒	☐	☐
☐	☒	☐	☐
☐	☒	☐	☐

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
☐	☒	☐	☐
☐	☐	☒	☐
☐	☒	☐	☐
☐	☒	☐	☐
☒	☐	☐	☐
☒	☐	☐	☐

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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
1	✓			
2		✓		
3	✓			
3a	✓			
3b	✓			
4	✓			

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): Deeded ROW w/ 119 Lake Seldom Seen Dr; shared bridge over Laurel Run

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
1		✓		
2		✓		

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
1		✓		
2		✓		
3				

(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
1		✓		
2		✓		

(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
1		✓		
2		✓		

(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
1		✓		

(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
1		✓		
2		✓		
3				✓
4		✓		

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
1	✓			
2		✓		

* Cannot subdivide for less than 10 acres

Seller's Initials _____ / _____ Date _____ SPD Page 10 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.

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?

(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: Note: Seller is aware some areas of interior is unfinished.

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 Richard F. Kaufmann Richard F. Kaufmann DATE 7/30/2025

SELLER Carol Kaufmann Carol Kaufmann DATE 7/30/2025

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 _____ DATE _____

BUYER _____ DATE _____

BUYER _____ DATE _____

Article of Agreement,

MADE THE 18th day of October in the year two thousand twenty-five (2025)

BETWEEN MICHAEL L. WORTHY, unmarried, of Newport, Perry County, Pennsylvania,
Seller

and

Buyer

WITNESSETH, that the said Seller, in consideration of the covenants and agreements hereinafter contained, on the part of the said Buyer to be kept and performed has agreed and does 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:

- \$30,000.00 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 November 25, 2025.
- The property that is subject to this Agreement is described as follows: All That certain tract of land situate in West Hanover Township, Dauphin County, Pennsylvania, containing 48.75 acres with an address of Pheasant Road, Harrisburg, Pennsylvania, and being Tax Parcel No. 68-013-025. Being part of deed recorded in Dauphin County Instrument No. 20060036058 and shown on Dauphin County Instrument No. 20080037684.
- 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, subject to rights-of-way of record and visible on the ground (including but not limited to a 200' PP&L right-of-way and a 100' Texas Eastern pipeline easement) and a 25' access right-of-way as recorded in Volume 3, Page 44.

- Risk of loss from fire or other casualty shall remain in the Seller 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.
- 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

MICHAEL L. WORTHY



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Realtor

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geraldhnolt@gmail.com

Office

888-209-6160