48.75 ACRES

PUBLIC AUCTION

OPEN & WOODED LAND | STREAM

DAUPHIN COUNTY



00 Pheasant Road | Harrisburg, PA 17112

For GPS use: 1021 Pheasant Rd. Harrisburg, PA 17112

PROPERTY FEATURES

- 48.75 acre property in Dauphin County
- Mostly level to gently sloping land
- Mix of open ground and wooded cover
- A scenic stream meanders through the property
- Wooded areas are ideal for hunting or hiking
- A power line corridor runs through the property
- Zoned Conservation, yet allows development
- 2 miles from Central Dauphin High School
- Near Darlington Trail & State Game Land 211
- 10 min. from I-81, and 20 min. from Hershey, and
 50 min. from Lancaster & Selinsgrove

OPEN HOUSE

Wed. Sept. 24, 3-5 P.M. & Wed. Oct. 1, 3-5 P.M. For a private tour call: Gerald 717-582-6589 Meryl 717-629-6036

DATE
Saturday,
OCTOBER 18,
2025
@ 2:00 P.M.

TERMS

Down Payment: \$30,000 due on the day of the auction

Settlement: On or before November 25, 2025 **Transfer Tax:** 2% to be paid by the buyer.

Real Estate Taxes: Prorated from the day of settlement. **Estimated Annual Taxes:** \$179 (enrolled in C&G) Convenient down payment and bridge loan options.

AUCTIONEER REMARKS At the base of Blue Mountain, this 48.75-acre property invites countless uses- horseback riding, hobby farming, hunting, hiking, and quiet time outdoors. Rare large tract near Linglestown and Harrisburg—prime for country living or investment. Whether you're looking to build, invest, or enjoy your own private acreage close to the mountain, this property is a unique opportunity in Dauphin County,



AUCTIONEER
J. Meryl Stoltzfus

AU#005403 Ph 717-629-6036 SELLER Michael L. Worthy

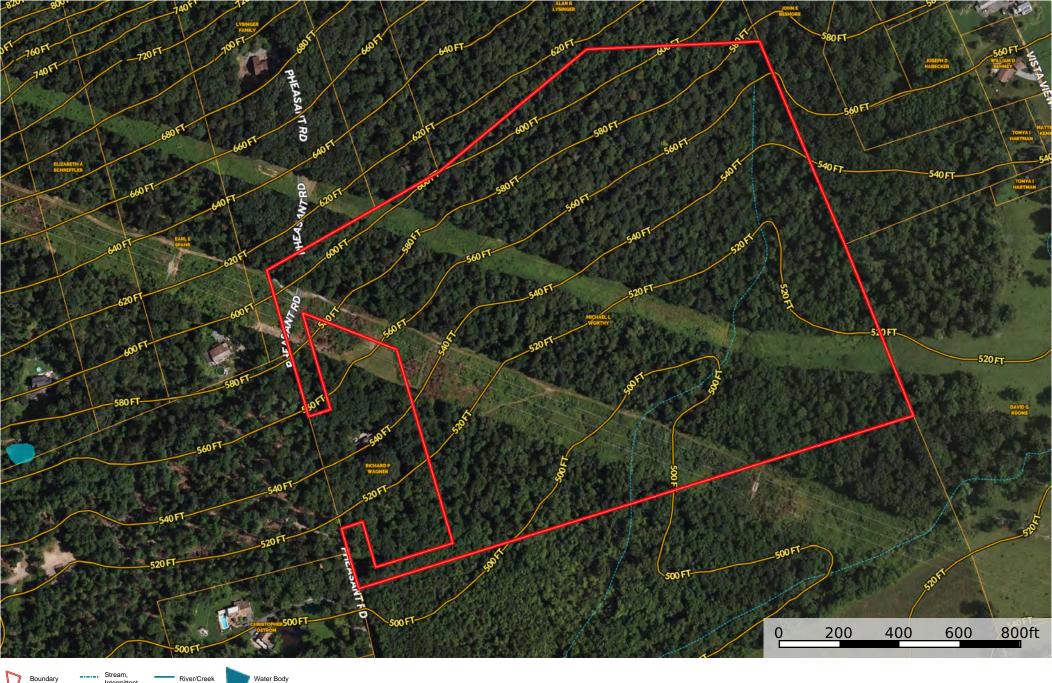
All information is deemed accurate but not guaranteed.



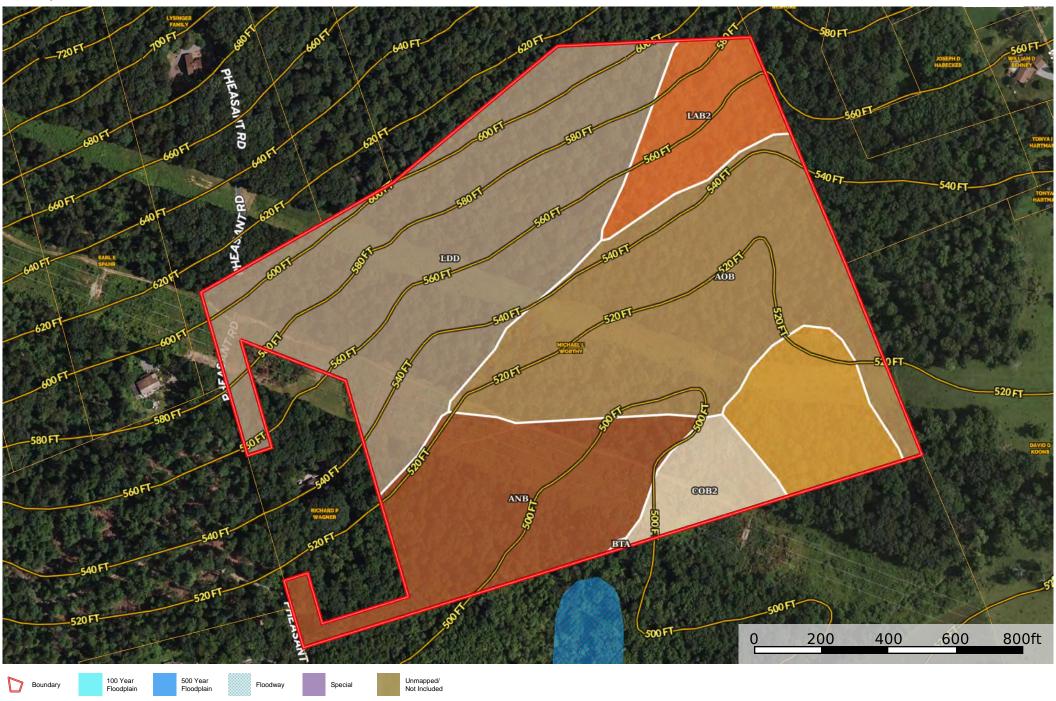
For additional photos go to beiler-campbellauctions.com or GoToAuction.com or auctionzip.com ID# 23383

Dauphin County, Pennsylvania, 48.75 AC +/-





Pheasant Rd # L1, Harrisburg, PA, 17112 Pennsylvania, AC +/-



Boundary 48.35 ac

| SOIL CODE | SOIL DESCRIPTION | | % | СРІ | NCCPI | CAP |
|-----------|--|--------------|-------|-----|-------|------|
| LdD | Laidig very stony loam, 8 to 25 percent slopes | 17.48 | 36.16 | 0 | 28 | 6s |
| AoB | Andover very stony loam, 0 to 8 percent slopes | 13.22 | 27.35 | 0 | 17 | 7s |
| AnB | Andover gravelly loam, 3 to 8 percent slopes | 8.55 | 17.69 | 0 | 19 | 4w |
| BtA | Brinkerton and Armagh silt loams, 0 to 3 percent slopes | 3.6 | 7.45 | 0 | 34 | 4w |
| LaB2 | Laidig gravelly loam, 3 to 8 percent slopes, moderately eroded | 3.47 | 7.18 | 0 | 39 | 2e |
| CoB2 | Comly silt loam, 2 to 8 percent slopes, moderately eroded | | 4.2 | 0 | 49 | 2e |
| TOTALS | | 48.35(*) | 100% | 1 | 25.52 | 5.32 |

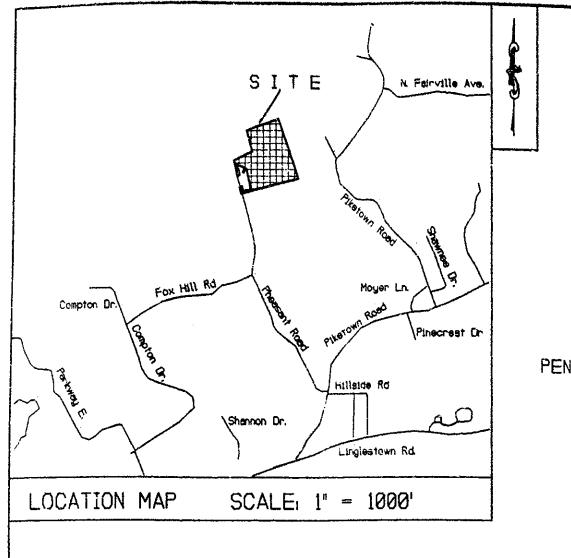
(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.













DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.

REQUEST FOR NON-BUILDING WAIVER

FACILITIES, NO SEWAGE PERMIT WILL BE ISSUED FOR: THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY & APPROVING AGENCY HAVE APPROVED ANY REQUIRED SEWAGE FACILITIES PLANNING FOR THE RESIDUAL TRACT OF THE SUBDIVISION DESCRIBED HEREIN IN ACCORDANCE WITH THE SEWAGE FACILITIES ACT (35 P.S. SECTIONS 750.1 et seq.) & REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF THIS RESIDUAL TRACT SHOULD CONTACT THE MUNICIPALITY WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE WHAT TYPE OF SEWAGE FACILITIES PLANNING IS REQUIRED & THE PROCEDURE & REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.

UTILITY LISTING

BELL ALANTIC - PA. TEXAS EASTERN TRANSMISSION COMPANY 2875 APPLETON STREET P.O. BOX 526 WEST CHESTER , PA. 19380 HARRISBURG , PA. 17011 (800) 231-7794 (**7**17) **77**7-5675

PA. POWER & LIGHT COMPANY 1030 McCLAY STREET HARRISBURG , PA. 17110 (717) 238-4380

COMCAST CABLE TV COMPANY 4601 SMITH STREET HARRISBURG , PA. 17109-1597 (717) 651-1913

WAIVER REQUESTS

PRELIMINARY PLAN REQUIREMENTS (173-11) DRAWING AT SCALE OF 1" - 100' (173-15(4)) EXISTING NATURAL FEATURES (173-15B(21)) 5' CONTOURS (173-15B(28) SEWAGE PLANNING MODULE (173-15C(2)) FEE IN LIEU (173-37G) PARKLAND DEDICATION (173-37B) WETLAND STUDY (173-30)

ALL REQUESTED WAIVERS WERE APPROVED BY THE BOARD OF SUPERVISORS AT THEIR REGULARLY SCHEDULED MEETING ON _______, 2008

ORIGINAL PROPERTY DESCRIPTION MAP TAKEN FROM A SURVEY BY LOUIS J, HARFORD P.L.S. DATED 7-25-08 GRAPHIC SCALE :

WOODS

ORIGINAL PROPERTY // LOT # 1 PB J VOL. 6 PG. 7 & 8

N/F JEAN B. ROHRER DB 1541 PG 190

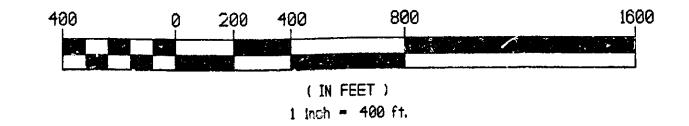
3// PB VOL 3 PG 44

N/F RALPH R. & HELEN I. ROBINSON

N/F JOHN C. POPE DB 2351 PG 225 DB 1646 PG 281

N/F NICHOLAS EVANOFF JR. DB 1408 PG 204

N/F RICHARD P. JR. & LEONA L. WAGNER DB 2748 PG 571



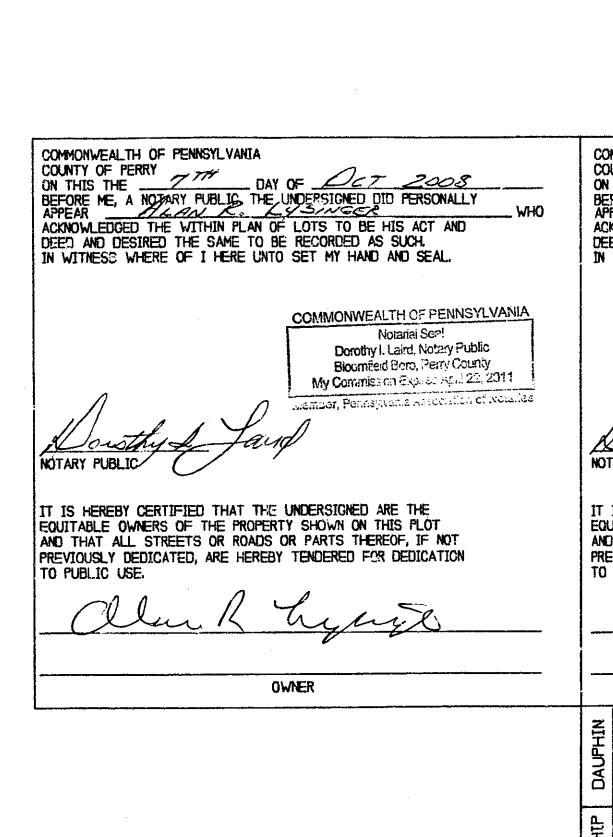
NOTES

OR PARKLAND DEDICATION.

- 1. THE PURPOSE OF THIS PLAN IS TO REFLECT BOUNDARY LINE ADJUSTMENT TO COMBINE A PORTION OF THE ORIGINAL PROPERTY WITH AN ADJOINING PROPERTY. OF ALAN R. & PATRICIA A. LYSINGER NO NEW BUILDING LOTS ARE BEING CREATED
- 2. NO NEW LOTS ARE BEING CREATED , NO REQUIREMENT FOR OPEN SPACE
- 3. WETLANDS EXIST ON ORIGINAL PROPERTY, FOR WETLAND DELINEATION REPORT SEE REPORT BY ACT ONE CONSULTANTS PREPARED BY JAMES J. RERKO ,PWS PROFESSIONAL WETLAND SCIENTIST. DATED JUNE 26, 1996
- 4. THE ORIGINAL PROPERTY IS NOT LOCATED WITHIN THE FLOOD HAZARD ZONE 'A" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE BOUNDARY MAPPING FOR WEST HANOVER TOWNSHIP, DAUPHIN COUNTY, PA.
- 5 NO KNOWN PROTECTIVE COVENANTS EXIST ON THIS LAND.
- NO PROTECTIVE COVENANTS ARE PROPOSED.
- CONTOUR INTERVAL 10' FROM THE HARRISBURG EAST, PA 7.5 MINUTE U.S.G.S. TOPOGRAPHIC QUADRANGLE

LIST OF SUBDIVISIONS WITHIN 1000'

EARL E. MUMMA PB V - VOL 3 PG 44 JUNE 11th 1984 DANIEL A. DEICHMILLER PB J VOL 6 PG 5 NOVEMBER 5th 1996



COMMONWEALTH OF PENNSYLVANIA
COUNTY OF PERRY
ON THIS THE DAY OF TO SET TO BE HIS ACT AND
DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.
IN WITNESS WHERE OF I HERE UNTO SET MY HAND AND SEAL. Dorothy I. Laird, Notary Public Bloomfield Boro, Perry County My Commission Explanation 22, 2011 IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED ARE THE EQUITABLE OWNERS OF THE PROPERTY SHOWN ON THIS PLOT AND THAT ALL STREETS OR ROADS OR PARTS THEREOF, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FOR DEDICATION TO PUBLIC USE.

instrument # 20080037684 Jim Zugay, Recorder of Deeds Dauphin, PA Record Date & Time: 10/14/2008 at 02:20 Cashier By: DJENKYN

BEEN PREPARED AND EMPOSSED WITH AN IMPRESSION SEAL COPIES OF THIS PLAN WITHOUT DIPPESSION SEAL ARE FOR MERE CONVENIENCE OF REFERENCE

TOWNSHIP ID # 08,008 SURVEYOR'S SEAL

FINAL SUBDIVISION PLAN FOR MICHAEL L. WORTHY WEST HANOVER TOWNSHIP DAUPHIN CO. WNER - MICHAEL L. WORTHY ADDRESS- 2511 LITTLE BUFFALO ROAD NEWPORT , PA 17074 PHONE # 717-567-2374 LOUIS J. HARFORD & ASSOCIATES

PROFESSIONAL LAND SURVEYOR
717-582-8349 (FAX 582-8498) 28 W. MAIN ST. NEW BLOCHFIELD, PA 17868

SITE DATA

ZONE I CONSERVATION DISTRICT

TOTAL SITE AREA - 63,902 ACRES

NO NEW LOTS ARE BEING CREATED

REQ.'D MIN, LOT WIDTH = 200 FT.

MIN, FRONT YARD - 50 FT.

MIN REAR YARD - 50' FT.

WATER - PRIVATE ON SITE

SEWER - FRIVATE ON SITE

B.S.L. - BUILDING SETBACK LINE

TAX PARCEL ID - 68 013 025

REO.'D MIN. LOT AREA - 5,000 ACRES

MIN SIDE YARD = 40 FT. (TOTAL 80 FT.)

MAX. HEIGHT FOR PRINCIPAL BLDG. - 35 FT.

DEED REFERENCE INST. # 20060036058

Length

200.05

75,03

149.98

268.04

644.06

329.40

320.70

75.03

483.65

4 1 0 . 2 1'

Line # Bearing

N 12°24'32" W

N 76°04'00" E

S 12°24'32" E

N 76°04'00" E

N 12°24'32" W

N 66°50'29" W

S 12°24'32' F

S 76°04'00" W

N 12°24'32" W

S 18°01'55" E

MAX. BUILDING(s) STRUCTURE(s) & IMPERVIOUS COVERAGE = 10 %

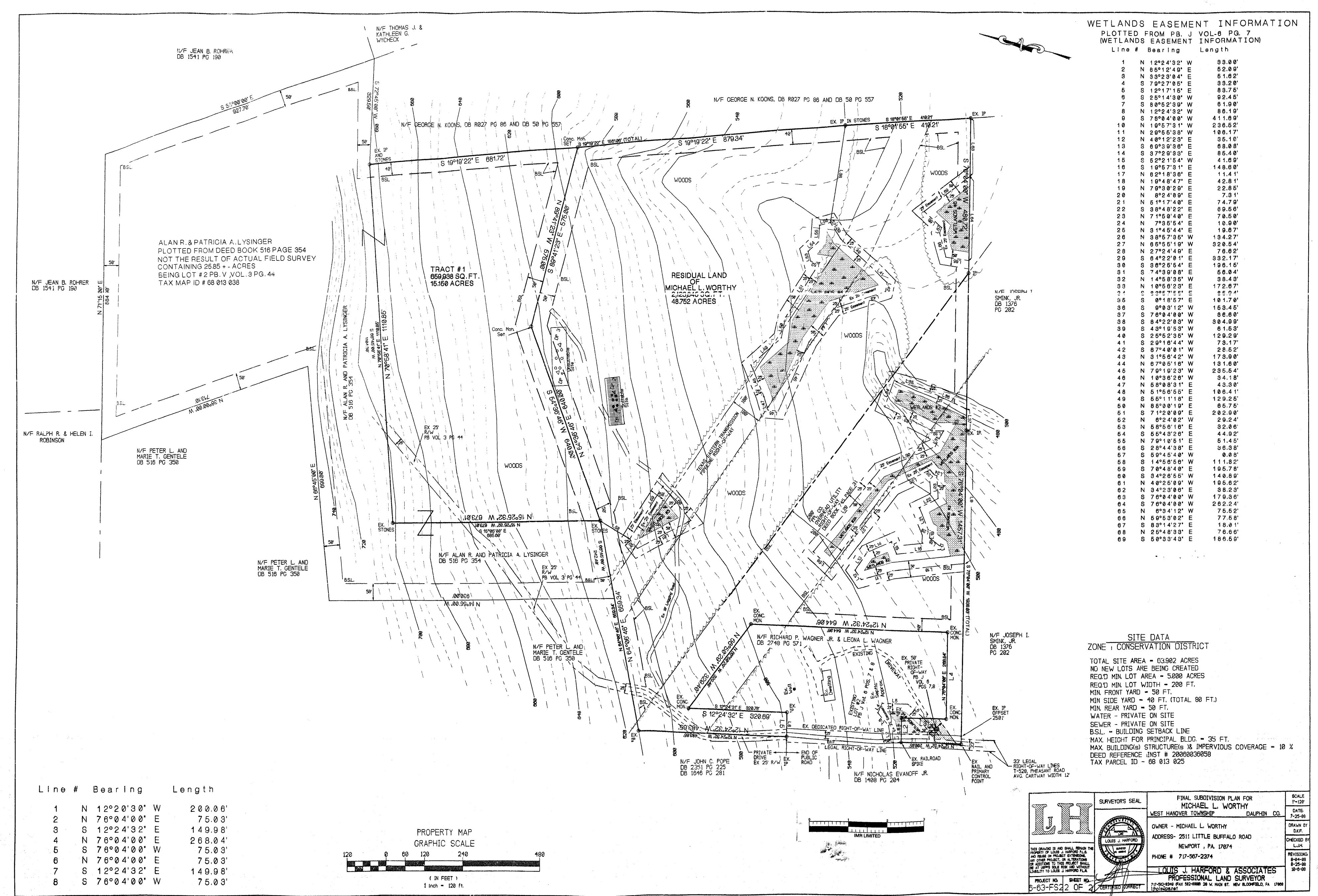
AS NOTED

DRAWN BY

CHECKED BY

LJH.

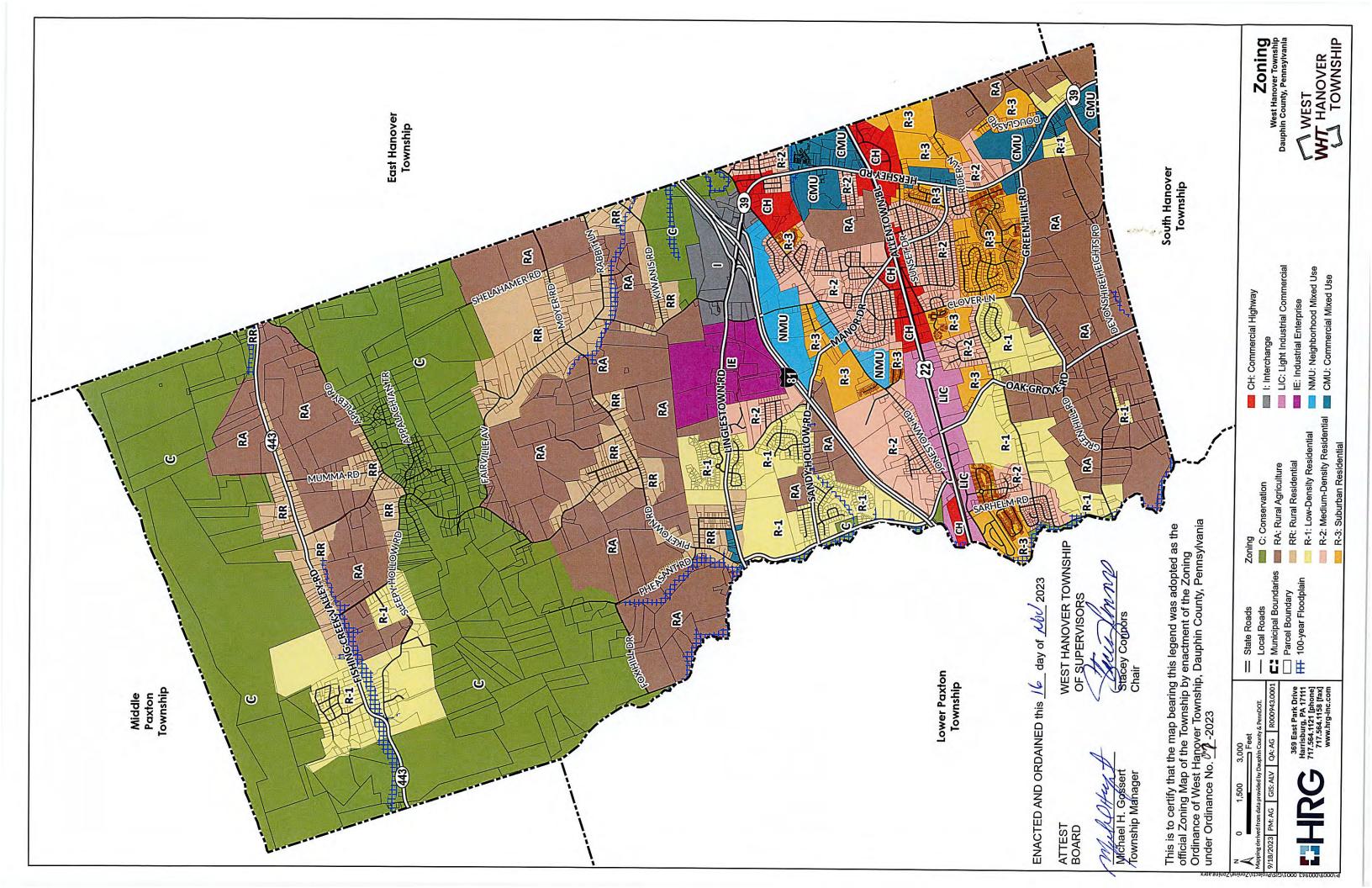
REVISIONS



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Pheasant rd Tract



VACANT LAND INFORMATION SHEET

VLIE

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

| 1 | PR | PROPERTY 00 Pheasant Rd, Harrisburg, PA 17112 | | | |
|--|------|--|--|--|--|
| 2 3 | SEI | LLER(S) Michael L. Worthy | | | |
| 4 5 6 | tha | ler is providing information to help Broker market the Property. This Statement is not a substitute for any inspections or warranties t a buyer may wish to obtain. This Statement is not a warranty of any kind by Seller or a warranty or representation by any listing real the broker (Agent for Seller), any real estate broker, or their agents. | | | |
| 7 8 9 10 11 12 13 14 15 16 17 | 1. | SELLER'S INFORMATION (A) Do you possess expertise in contracting, engineering, environmental assessment, architecture, or other areas related to the construction and conditions of the Property and its improvements? | | | |
| 19 20 21 22 | 2. | PROPERTY DESCRIPTION (Attach current deed, if available) 48.75 acres vacant land | | | |
| 23 | • | | | | |
| 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 | 3. | (A) Are you aware of any fill or expansive soil on the Property? | | | |
| 39 40 41 42 43 44 45 46 47 48 49 50 | 4. | HAZARDOUS SUBSTANCES (A) Are you aware of any underground tanks or hazardous substances present on the Property such as, but not limited to, polychlorinated biphenyls (PCBs), radon, lead-based paint, etc.? Yes [x] No (B) To your knowledge, has the Property been tested for any hazardous substances? Yes [x] No (C) Do you know of any other environmental concerns that might impact the Property? Yes [x] No (D) Are you aware of any contamination to any wells or other sources of water on the Property? Yes [x] No (E) Are you aware of any discoloring of the soil or vegetation? Yes [x] No (G) Are you aware of any storage tanks on the Property? Yes (Please answer questions 1-8, below) [x] No 1. Total number of storage tanks on the Property: Aboveground Underground 2. Are all storage tanks registered with the Pennsylvania Department of Environmental Protection? Yes [x] No 3. If no, identify any unregistered storage tanks: | | | |
| 51 | Sell | ler Initials: VLI Page 1 of 4 | | | |

Pennsylvania Association of Realtors*

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| Explain: 7. To your knowledge, has there been any release, or any corrective action taken in response to a release, from any of the storage tanks on the Property? [] Yes [X] No 8. If yes, has the release and corrective action been reported to any governmental agency? [] Yes [X] No Explain any yes answers that you give in this section, describing the locations and the extent of the issue, if known, and attach all reports and records: N/A |
|---|
| STATUS OF UTILITIES (A) Source of water: |
| GOVERNMENTAL ISSUES/ZONING/USE/CODES (A) Do you know of any violations of federal, state or local laws or regulations relating to this Property? Yes _X_ No (B) To your knowledge, is the Property located in an area where public authorities are contemplating proceedings for highway, thoroughfare, rail or utility construction, are development project, street widening or lighting, or other similar public projects? Yes _X_ No (C) The Property is currently zoned Conservation (municipality). (D) Do you know of any pending or proposed changes in zoning? Yes _X_ No (E) Current use is: _X_ conforming non-conforming permitted by variance permitted by special exception (F) To your knowledge, is the Property a designated historic or archeological site? Yes _X_ No Explain any yes answers you gave in this section: |
| LEGAL/TITLE ISSUES (A) Are you aware of any recorded encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses, liens, charges, agreements, or other matters which affect the title of the Property? [] Yes [_X] No |
| |

| 108 109 110 111 112 | | (B) Are you aware of any encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses, liens, charges, agreements, or other matters which affect the title of the Property that have not been recorded in the official records of the county recorder where the Property is located? [_] Yes [x] No (C) Are you aware of any public improvement, condominium, or owner association assessments against the Property that remain unpaid? [_] Yes [x] No |
|---|-----|---|
| 113 114 115 | | (D) Are you aware of any existing or threatened action, suit, or government proceeding relating to the Property? [] Yes [x] No (E) Are you aware of any reason, including a defect in title, that would prevent you from conveying free and clear title to the Property? [] Yes [x] No |
| 116 117 118 119 120 121 | | (F) Are you aware of any judgment, encumbrance, lien (for example, co-maker or equity loan) or other debt against the Property that cannot be satisfied by the proceeds of this sale? [_] Yes [X] No (G) Are you aware of any insurance claims filed relating to the property? [_] Yes [X] No (H) Is the Property, or any part of it, leased to a third party? [_] Yes [X] No Explain any yes answers you gave in this section: |
| 122 123 124 125 126 127 128 129 | 8. | OIL, GAS, AND MINERAL RIGHTS (A) Are you aware of any oil, gas, and/or mineral rights that have been previously transferred by Seller or a previous owner of the Property? Yes No (B) Are you reserving any oil, gas, and/or mineral rights? Yes No (C) Is the Property, or any part of it, leased for the purpose of oil, gas, and/or mineral excavation or exploration? Yes No If yes, is the Property pooled or unitized? Yes No (D) Does Seller receive any royalty payments due to any past or present oil, gas, and/or mineral excavation or exploration activities on the Property? Yes No |
| 130 131 | | Explain any yes answers you give in this section, attaching copies of complete leases, where applicable: <u>Unknown</u> |
| 132 133 134 135 136 137 | 9. | DOMESTIC SUPPORT LIEN LEGISLATION (A) Has any Seller, at any time, on or since January 1, 1998, been obligated to pay support under an order that is on record in a domestic relations office in any Pennsylvania county? [] Yes [X] No If yes, list name and social security numbers of Seller(s) obligated to pay, the county, and the Domestic Relations File or docket number: N/A |
| 138 139 | | (B) Is any Seller currently separated from or in the process of obtaining a divorce from a spouse? [_] Yes [_] No If yes, is there currently a separation or property settlement order in place? [_] Yes [_] No |
| 140 | 10. | LAND USE RESTRICTIONS OTHER THAN ZONING |
| 141 142 143 144 145 146 147 148 149 | | (A) Is the Property, or a portion of it, preferentially assessed for tax purposes under the Farmland and Forest Land Assessment Act (72 P.S.§5490.1,etseq.)(Clean and Green Program)? [X] Yes [_] No Note: An owner of property enrolled in the Clean and Green Program must submit notice of the sale and any proposed changes in the use of the owner's remaining enrolled property to the County Assessor 30 days before the transfer of title to a buyer. The sale of property enrolled in the Clean and Green program may result in the loss of program enrollment and the loss of preferential tax assessment for the property and/or the land of which it is a part and from which it is being separated. Removal from enrollment in the Clean and Green Program may result in the charge of roll-back taxes and interest. A roll-back tax is the difference in the amount of taxes that would have been paid in the absence of Clean and Green enrollment. The roll-back taxes are charged for each year that the property was enrolled in the program, limited to the past 7 years. (B) Is the Property, or a portion of it, preferentially assessed for tax purposes under the Open Space Act (16 P.S. §11941, et seq.) (an |
| 151 152 153 154 155 156 157 158 159 160 161 162 163 | | Act enabling certain counties of the Commonwealth to covenant with landowners for preservation of land in farm, forest, water supply, or open space uses)? [_] Yes [X] No Note: This Act enables counties to enter into covenants with owners of land designated as farm, forest, water supply, or open space land on an adopted municipal, county or regional plan for the purpose of preserving the land as open space. A covenant between the owner and the county is binding upon any buyer of the property during the period of time that the covenant is in effect (5 or 10 years). Covenants automatically renew at the end of the covenant period unless specific termination notice procedures are followed. When a breach of covenant occurs, the then-owner is required to pay roll-back taxes and interest. A roll-back tax is the difference in the amount of taxes paid and the taxes that would have been paid in the absence of the covenant. The roll-back taxes are charged for each year that the property was subject to the covenant, limited to the past 5 years. (C) Is the Property, or a portion of it, preferentially assessed for tax purposes or enrolled in any program, other than Clean & Green and Open Space, that contains any covenants, subdivision restrictions or other restrictions affecting the Property? [_] Yes [X] No Explain any yes answers you gave in this section: |
| | | |

164

| 165 166 167 | | RVICE PROVIDER/CONTRACTOR INFORMATION Provide the names, addresses and phone numbers of the service providers for any Maintenance Contragroundskeeping, pest control). Attach additional sheet if necessary: | |
|-------------------|---------|---|----------------------------|
| 168 | | groundskeeping, pest control). Attach additional sheet if necessary. | |
| 169 | | | |
| 170 | | | |
| 171 | | - | |
| 172 | | | |
| 173 | | | |
| 174 | (B) | Provide the names, addresses and phone numbers of the service providers for any utilities on the Pr | |
| 175 | | softener, sewage, on-site sewage service, natural gas, electric, telephone). Attach additional sheet if necessary | |
| 176 | | | |
| 177 | | | |
| 178 | | | |
| 179 | | | |
| 180 | | | |
| 181 | | | |
| | | | |
| 182 | The und | dersigned Seller represents that the information set forth in this document is accurate and comple | te to the best of Seller's |
| 183 | | dge. Seller permits Broker to share information contained in this document with prospective buyer | |
| 184 | | icensees. SELLER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION | |
| 185 | | MENT. Seller will notify Broker in writing of any information supplied on this form which is re | |
| 186 | | in the condition of the Property following completion of this form. | · |
| 187 | SELLE | Signed by: | DATE 9/19/2025 |
| | | Michilantiworthy | <u> </u> |
| 188 | SELLE | R | DATE |
| 189 | SELLEF | R | DATE |

INST#: 20060036058 Recorded: 09/01/2006 at 03:02:06 PM 5 PAGES JAMES M. ZUGAY, RECORDER OF DEEDS, DAUPHIN COUNTY, PA. RECORDED BY DEPUTY CLERK: DJENKYN

This Deed,

MADE the 15th day of August in the year two thousand six (2006)

BETWEEN DANIEL A. DEICHMILLER and MARIA W. DEICHMILLER, his wife,

Individually and as Trustees, or their successors in trust, under the DANIEL A. DEICHMILLER

LIVING TRUST dated May 26, 1995 and any amendments thereto, of Dauphin County,

Pennsylvania, Grantors

and

MICHAEL L. WORTHY, of Newport, Perry County, Pennsylvania, Grantee WITNESSETH,

in hand paid, the receipt whereof is hereby acknowledged, the

said grantors do hereby grant and convey to the said grantee, his heirs and assigns,

ALL that certain tract of land situate in West Hanover Township, Dauphin County, Pennsylvania, bounded and described as follows:

BEGINNING at a nail in the center of Pheasant Road; thence along same and lands now or formerly of Amarantha Gillette North 12 degrees 30 minutes West a distance of 1054.57 feet to a point, having crossed over an iron pin set South 12 degrees 30 minutes East a distance of 341.17 feet from the last mentioned point; thence along lands now or formerly of Daniel Cahoe North 64 degrees 03 minutes 39 seconds East a distance of 659.07 feet to a stone; thence along same North 15 degrees 54 minutes 14 seconds West a distance of 681.72 feet to a point; thence along same North 70 degrees 56 minutes 30 seconds East a distance of 1,110.91 feet to a point; thence along lands now or formerly of George Keens South 19 degrees 40 minutes 40 seconds East a distance of 1,570.94 feet to a point; thence along same South 18 degrees 22 minutes 56 seconds East a distance of 410.07 feet to an iron pin set on a fence line; thence along lands now or formerly of P. J. Murphy, of which this was once a part, South 76 degrees 04 minutes West a distance of 1938.26 feet to a nail in the center of Pheasant Road, the place of BEGINNING, having cross over iron pins set back distances of 16.8 and 969.75 from the nail in the road, containing 69.39

Law Offices GERALD K. MORRISON Center Square P.O. Box 232 New Bloomfield, PA 17068 acres, in accordance with a survey by Terrence D. Shope, Registered Surveyor, under date of April 22, 1970, Dwg. No. 4-3.

LESS that conveyance of 5.00 acres, more or less, as recorded in Dauphin County Deed Book 2748 at Page 571.

UNDER AND SUBJECT to a seventy-five (75) foot right-of-way to Texas Eastern Pipeline Company together with the other terms and conditions of such right-of-way as well as under and subject to a right-of-way to Pennsylvania Power & Light Company.

BEING the remaining part of that property conveyed to Daniel A. Deichmiller, in Living Trust, by deed of Renee C. Smink, widow, dated April 22, 1996 and recorded in Dauphin County Deed Book 2602 at Page 560.

We, the undersigned, are the Trustees of Daniel A. Deichmiller Living Trust dated May 26, 1995 and any amendments thereto. The said Trust remains in full force and effect and has not been changed or altered in anyway. The undersigned, Daniel A. Deichmiller and Maria W. Deichmiller remain in office, and are fully authorized to execute, acknowledge and deliver deed to Michael L. Worthy for the above-described property located in West Hanover Township, Dauphin County, Pennsylvania

See also Affidavit of Trust recorded immediately prior hereto.

Law Offices

GERALD K. MORRISON

Center Square

PC. Box 232

New Bloomfiekt, PA

17068

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

| | | - | ъ |
|--|--|---|-------|
| | | | 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

and

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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