

10.06 ACRES

PUBLIC AUCTION

MOBILE HOME | WOODS | BUILDING SITES

PERRY COUNTY



740 Hidden Valley Road | Loysville, PA 17047

PROPERTY FEATURES

- 10.06 wooded acres in Hidden Valley, Perry Co.
- 3-bedroom, 2-bath single-wide mobile home
- Newer metal roof
- Furnace replaced 2 years ago
- Woodstove for efficient supplemental heat
- Front porch for relaxing outdoors
- Private well, septic, and electric service
- Several potential building sites for a future home
- Wooded acreage rising to the top of a small ridge
- Scenic bench on the ridge where deer cross
- Great hunting opportunities—deer, turkey, & more
- Quiet, secluded location ideal for nature lovers
- Less than 30 min. to Carlisle & 40 min. to Harrisburg

OPEN HOUSE

Sat. Nov. 8, 12-1 P.M. &
Tue. Nov. 11, 4-5 P.M.
For a private tour call:
Gerald 717-582-6589
Meryl 717-629-6036

AUCTION

DATE

Saturday,

NOVEMBER 22,

2025

@ 2:00 P.M.

TERMS

Down Payment: \$20,000 due on the day of the auction

Settlement: On or before January 22, 2026

Transfer Tax: 2% to be paid by the buyer.

Real Estate Taxes: Prorated from the day of settlement.

Estimated Annual Taxes: \$1,124

Convenient down payment and bridge loan options.

AUCTIONEER REMARKS Secluded country living in Hidden Valley on 10.06 wooded acres. Mature woods provide privacy, and open areas offer potential additional building sites. Excellent hunting right out your back door. A great starter home, weekend retreat, or future dream home site in a scenic and rural area of Perry County.



BEILER-CAMPBELL
AUCTION SERVICES

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

AUCTIONEER

J. Meryl Stoltzfus

AU#005403

Ph 717-629-6036



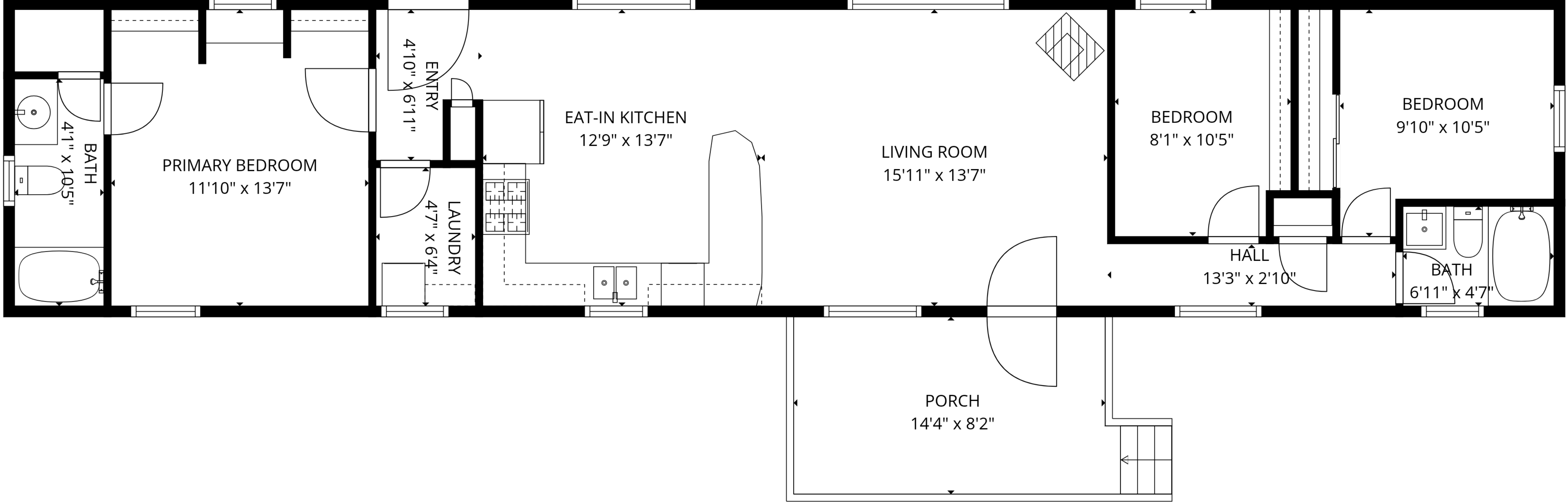
SELLER

Kerry E. Milligan

All information is deemed accurate but not guaranteed.



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



TOTAL: 962 sq. ft
FLOOR 1: 962 sq. ft
EXCLUDED AREAS: PORCH: 126 sq. ft, WALLS: 86 sq. ft

CHARLES E.
ROCKWELL

STATE OF PENNSYLVANIA
S.S.

COUNTY OF Perry
PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC,
IN AND FOR THE STATE AND COUNTY AFORESAID,
Charles E. Rockwell

WHO ACKNOWLEDGES THIS PLAN TO BE his ACT AND
DEED AND DESIRES THE SAME TO BE RECORDED AS SUCH.
WITNESS MY HAND AND NOTARIAL SEAL.

THIS 19 DAY OF Aug, 1977

Dorothy A. Rohlenthaler

MY COMMISSION EXPIRES Jan 7 - 1980

Per order of D. Rock

MIN. YARD REQUIREMENTS

FRONT: 25'
SIDE: 15'
REAR: 25'

NOTE: TOPO. TAKEN FROM U.S.G.S.
7.5' ANDERSONSBURG QUAD.

RECORDED IN PLAN BOOK _____, PAGE _____, DATE _____

CHARLES E. ROCKWELL

ALL CORNERS IN ROAD ARE MARKED WITH SPIKES.
OTHER CORNERS ARE MARKED WITH IRON PINS UNLESS LABELED OTHERWISE.

PRELIMINARY - FINAL SUBDIVISION PLAN
IN SOUTHWEST MADISON TWP. - PERRY CO. - PA.

PREPARED FOR CHARLES E. ROCKWELL
R.D. 1
LOYSVILLE, PA. 17047 PHONE: 789-3726

SCALE: 1" = 100' AUGUST 6, 1977

BY EARL D. PALM AND SONS
ICKESBURG, PA.

FORM.
JOHN
MORROW

STATE OF PENNSYLVANIA
County of Perry
Recorded this 19 day of Aug, 1977
in the Recorder's Office in and for the said county,
in Plan Book 10 Page 115
Given under my hand and seal the date above written
Dorothy A. Rohlenthaler

EROSION AND SEDIMENT CONTROL INFORMATION

SOIL TYPE:
SLOPE:

RECOMMENDATIONS: EXPOSED SOILS SHOULD BE SEEDED
AND MULCHED AS SOON AS POSSIBLE AFTER EXPOSURE TO
MINIMIZE EROSION. DURING CONSTRUCTION, TOP SOIL
SHOULD BE PLACED ON HIGH SIDE OF EXPOSED AREA
TO DIVERT RUNOFF AROUND EXPOSED AREA, AND ON
THE LOW SIDE TO PROVIDE A CATCH BASIN TO KEEP
ERODED SOILS ON LOT.

APPROVED THIS 17 DAY OF Aug, 1977,

BY THE Perry COUNTY PLANNING COMMISSION
Jack C. Blashaw CHAIRMAN John Morrow SECRETARY

APPROVED THIS _____ DAY OF _____, 19____,
BY THE _____ TOWNSHIP SUPERVISORS.

CHAIRMAN SECRETARY

APPROVED THIS _____ DAY OF _____, 19____,
BY THE _____ TOWNSHIP PLANNING COMMISSION

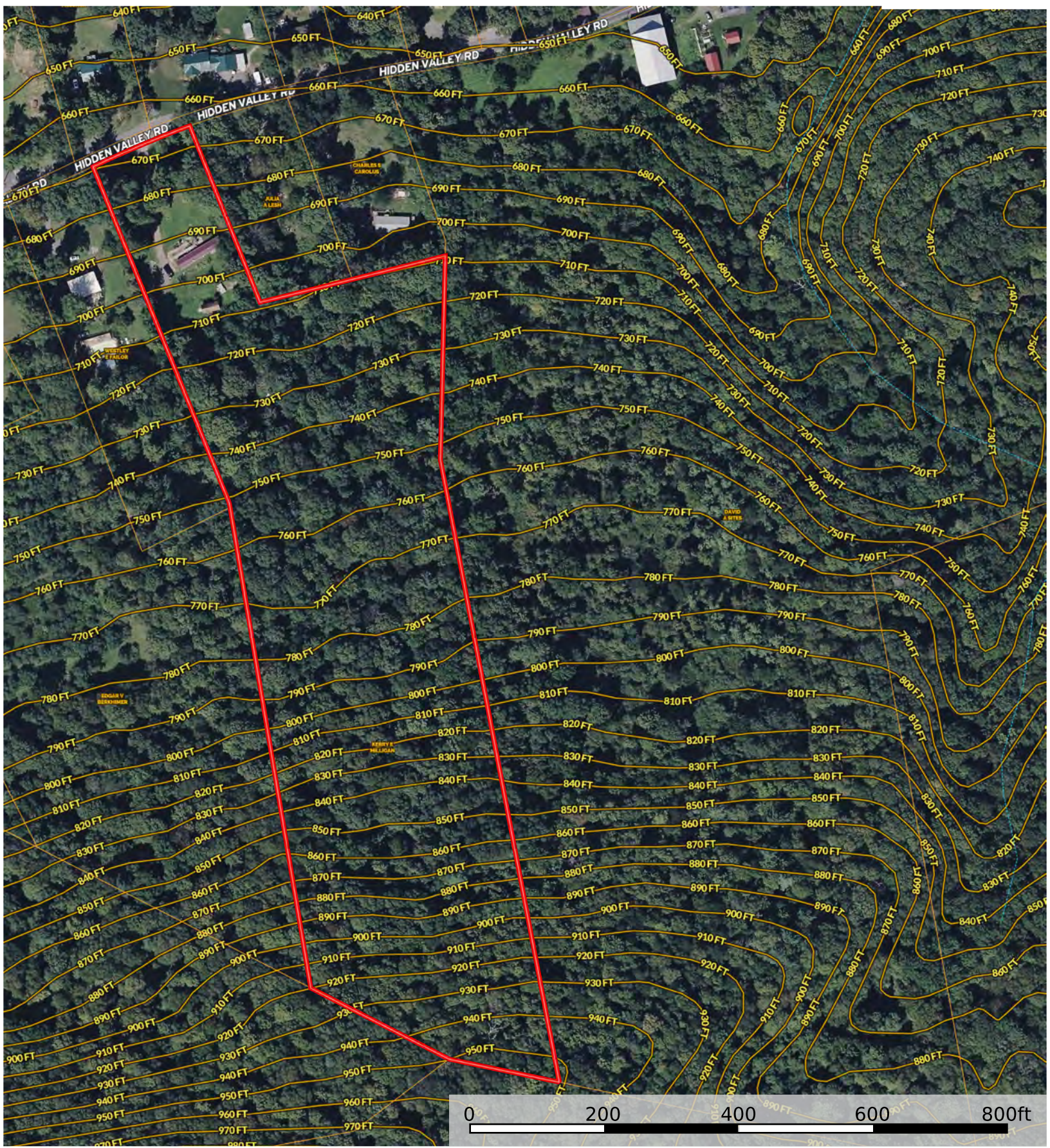
CHAIRMAN SECRETARY
IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED
HAS LEGAL OR EQUITABLE TITLE TO THE LAND
SHOWN AND THAT ALL ROADS OR STREETS SHOWN
HEREON, IF NOT PREVIOUSLY DEDICATED, ARE
HEREBY DEDICATED FOR PUBLIC USE.

Charles E. Rockwell OWNER
I HEREBY CERTIFY THE ABOVE PLAN
TO BE CORRECT AS SHOWN.
Earl D. Palm, R.S.

SHEET 1 OF 2

BK - 10 PG - 115

740 Hidden Valley Rd, Loysville, PA, 17047
Pennsylvania, AC +/-



Boundary

Townships

Stream, Intermittent

River/Creek

Water Body

Prepared by :
Abstract America Real Estate
Settlement Solutions, Inc.
65 Ken-Mar Drive
Shermans Dale, PA 17090
Ph: (717) 514-4114
Fax: (717) 582-8819

Property:
PARCEL NO.: 142,141.00-059.000
740 Hidden Valley Road
Loysville, PA, 17047
Southwest Madison Township
Perry County, Pennsylvania

Return to:
Abstract America Real Estate
Settlement Solutions, Inc.
65 Ken-Mar Drive
Shermans Dale, PA 17090

FEE SIMPLE DEED

**THIS IS A TRANSFER FROM MOTHER AND FATHER TO SON AND IS
THEREFORE EXEMPT FROM REAL ESTATE TRANSFER TAX**

THIS INDENTURE made this 9th day of January, 2012

BETWEEN *Edwin C. Milligan and Edna M. Milligan, husband and wife*, of
Perry County, Commonwealth of Pennsylvania, (hereinafter called the
Grantor(s), of the First Part.

AND

Kerry E. Milligan, a single man, of Perry County, Commonwealth of
Pennsylvania (hereinafter called the Grantee(s), of the Second Part.

WITNESSETH that in consideration of One and 00/100 (\$1.00), Dollar, in hand
paid, the receipt whereof is hereby acknowledged, the said Grantor(s) does
hereby grant and convey unto the said Grantee(s) and assigns.

ALL THAT CERTAIN piece, parcel or tract of land situate in Southwest Madison
Township, Perry County, Commonwealth of Pennsylvania, more fully bounded
and described as follows to wit:

BEGINNING at a point in the centerline of Township Road T-383, at the northwest corner of Lot No. 2 as shown on the survey of Earl D. Palm and Sons, Registered Surveyors, dated August 6, 1977 and recorded in Perry County Plan book 10, Page 115 on August 19, 1977, which Lot No. 2 has been conveyed to Terry L. Frey and Mae Ruth Frey, his wife; thence by the western side of Lot No. 2 as shown on the aforesaid plan of lots, South thirteen (13) degrees zero (00) minutes nine (09) seconds East, a distance of two hundred ninety-two and zero hundredths (292.00) feet; thence by the southern side of Lot No. 2 and Lot No. 1, as shown on the aforesaid plan of lots, North eighty-four (84) degrees forty-six (46) minutes three (03) seconds East, a distance of three hundred and fifty-three hundredths (300.53) feet to a point at the southeast corner of Lot No. 1; thence by lands of Charles E. Rockwell and Betty J. Rockwell, his wife, South twelve (12) degrees forty-nine (49) minutes twenty-nine (29) seconds West, three hundred seven and seventy-seven hundredths (307.77) feet to a point; thence by same South one (01) degree forty-two (42) minutes thirty-five (35) seconds East, nine hundred seventy-two and forty hundredths (972.40) feet to line of lands formerly of John Morrow; thence by lands formerly of John Morrow, North seventy-one (71) degrees fifty-nine (59) minutes twenty-four (24) seconds West, one hundred ninety-seven and twenty-four hundredths (197.24) feet to a point, at corner of lands of Jay Adair; thence by lands of Adair, North fifty-two (52) degrees fifty-four (54) minutes fifty-three (53) seconds West, one hundred eighty and zero hundredths (180.00) feet to the southeast corner of Lot No. 5 as shown on the aforesaid Plan of Lots; thence by Lot No. 5, North zero (00) degrees thirty-five (35) minutes fifty-four (54) seconds West, a distance of seven hundred fifty-four and zero hundredths (754.00) feet to the southeast corner of Lot No. 4 on the aforesaid Plan of Lots, which Lot No. 4 is about to be conveyed to Jeffrey W. Banning and Susan C. Banning, his wife; thence by the eastern side of said Lot No. 4, North thirteen (13) degrees zero (00) minutes nine (09) seconds West, a distance of five hundred eighty-one and twenty-six hundredths (581.26) feet to the centerline of Township Road No. T-383; thence by the centerline of Township Road, North seventy-four (74) degrees forty-four (44) minutes eleven (11) seconds East, a distance of one hundred forty-nine and forty-one hundredths (149.41) feet to the northwest corner of Lot No. 2 on the said Plan of Lots, the place of BEGINNING.

CONTAINING 10.06 acres, more or less.

BEING LOT NO.. 3 on the aforesaid survey of Earl D. Palm and Sons, Registered Surveyors, dated August 6, 1977 and recorded on August 19, 1977 in Perry County Plan Book 10, Page 115.

SAID property is subject to the dedicated right of way line on the south side of Township Road T-383 and also the minimum building setback line as shown on the aforesaid Plan of Lots approved by the Perry County Planning Commission and the Southwest Madison Township Board of Supervisors.

BEING THE SAME PREMISES which Charles E. Rockwell and Betty J. Rockwell, his wife, by deed dated April 2, 1984 and recorded April 2, 1984 in the Perry County, Pennsylvania Recorder of Deeds Office in Record Book 352, Page 442, granted and conveyed unto Edwin C. Milligan and Edna M. Milligan, his wife.

Parcel No.: 142,1410-0059-000

The Grantors do hereby certify that no hazardous waste, within the meaning of the Solid Waste Management Act, Act 97 of 1980, is presently being disposed of or has ever been disposed of or has ever been disposed of by the Grantors or to the Grantors' actual knowledge in or upon the premises herein being conveyed.

AND the Grantor(s) do hereby covenant to and with the said Grantee(s) that he/she/they/it, the said Grantor(s) for themselves/himself/herself/itself **SHALL AND WILL** by these presents, **SPECIALLY**, Warrant and forever Defend the herein above described premises, with the hereditaments and appurtenances, unto the said Grantee(s) their/his/her/ heirs/its successors and assigns, against the said Grantor(s) and against every other person lawfully claiming or who shall hereafter claim the same or any part thereof, by, from or under him/her/it or any of them.

APPLICATION

Use Value Assessment of Farm Land and Forest
Land Under Act 156 of 1998 - Clean and Green

PA Department of Agriculture Form AAO-82

OFFICIAL USE ONLY

- ☐ Agricultural Use
- ☐ Agricultural Reserve
- ☐ Forest Reserve
- ☐ Disapproved

Record Book

Page

Date Recorded

2012
581
1/23/12

PERRY COUNTY, PENNSYLVANIA

AMENDED APPLICATION

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. 4119.

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 **\$38.50** 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.

INSTRUCTIONS

OWNER INFORMATION

Property Identification Number (district, map, and parcel) 142, 141.00-059.000			Daytime Telephone (717) 636-1955	
Last Name (individual or entity representative) MILLIGAN		First Kerry	Initial E.	Home Telephone ()
Last Name (individual or entity representative)		First	Initial	Land for which application is being made is owned by (T): ☒ Individual ☐ Partnership ☐ Corporation ☐ Institution ☐ Cooperative ☐ Other (explain)
Last Name (individual or entity representative)		First	Initial	
Last Name (individual or entity representative)		First	Initial	
Last Name (individual or entity representative)		First	Initial	
Entity: partnership, corporation, institution, cooperative, or other name (if applicable)				
Mailing Address - Street 500 Bamboo Lane Loysville Pa. 17047				RECEIVED JUL 29 2024 Perry County Assessment Office
Mailing Address - City, State, ZIP 740 Hidden Valley Road				
Location Address - Street, City, Town/Borough SW Madison Twp		County Perry	School District WP	

LAND INFO

1. List the total number of acres represented on this application (if known). 10.06
2. Is the land currently assessed under Act 515 (1965 P.L. 1292, No. 515)(16 P.S. § 11941 et seq.)? Yes X No
3. Is the land in this application leased for minerals? Yes X No
4. Under which category do you intend to apply (check all that apply)?
- ☐ **Agricultural Use** (Land in agricultural production for at least three years preceding the application for use-value assessment, and is either (1) comprised of 10 or more contiguous acres or (2) if less than 10 acres, is an individual tract of land contiguous to an eligible tract of land 10 acres or more in size or has anticipated yearly gross agricultural production income of at least \$2,000.)
- ☐ **Agricultural Reserve** (Land that is open space land. In order to qualify, the land must be at least 10 contiguous acres in area, non-commercial, and must be open to the public for outdoor recreation or enjoyment of the land's scenic or natural beauty. The owner may not charge for public access to his or her property.)
- ☒ **Forest Reserve** (Land that is presently stocked with trees such that the land is capable of producing annual growth of 25 cubic feet per acre, and the land is either (1) comprised of 10 or more contiguous acres, (2) if less than 10 acres, is an individual tract of land contiguous to an eligible tract of land 10 acres or more in size, or (3) if less than 10 contiguous acres, is used as a farm woodlot and adjoins land that is in agricultural use and has the same owner as the farm woodlot.)
5. If you have documentation supporting soil types or timber types, such as a conservation plan or a forestry management plan, please supply copies of this information with your application. This is not, however, a requirement for submitting an application.
6. For any additional land you own which might be eligible for use-value assessment, but for which you do not intend to apply, please list amount of acreage. _____
7. Has the land represented on this application been actively devoted to agricultural use for the past three (3) years? Yes X No
Agricultural use is defined as "land which is used for the purpose of producing an agricultural commodity or is devoted to and meets the requirements and qualifications for payments or other compensation pursuant to a soil conservation program under an agreement with an agency of the Federal government [at least 51% of tillable land must be farmed]."

SIGNATURE

The applicant for use-value assessment hereby agrees, if the application is approved for use-value assessment, to submit 30 days written notice to the County Assessor of a proposed change in use of the land, a change in ownership of any portion of the land, any type of division or conveyance of the land, or commencement of direct commercial sales of agriculturally-related products and activities on the enrolled land. The applicant for use-value assessment acknowledges that, if the application is approved for use-value assessment, it will remain in effect continuously until the land owner changes the use from the approved category or until an ineligible split or separation occurs. At that time, a roll-back tax, plus interest (72P.S. § 5490.5a) shall be paid for a period not to exceed seven (7) years. All owners of record must sign this application in the presence of a notary.

The undersigned declares that this application, including all accompanying schedules and statements, has been examined by him, and to the best of his knowledge and belief is true and correct.

Owner Signature (individual)

Kerry E. Milligan

Date

7-29-2024

Owner Signature (individual)

Date

Owner Signature (individual)

Date

Owner Signature (individual)

Date

Officer Signature (Entity: partnership, corporation, institution, cooperative, or other)

Date

NOTARY

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF PERRY : SS.

On this, the 29 day of July, 2024, before me, a Notary Public, the herein signed, did personallyappear Kerry E. Milligan

known to me (or satisfactorily proven) to be

the person whose name is sworn and subscribed and executed the same for the purposes therein contained. IN WITNESS WHEREOF, I

have hereunto set my hand and notarial seal.

Commonwealth of Pennsylvania - Notary Seal
Angela Jean Schlegel, Notary Public
Perry County
My commission expires June 19, 2028
Commission number 1448227

Notary Public: Angela Jean Schlegel

My Commission Expires:

(SEAL) 6/19/28

Notary: Please attach additional sheets, if needed.

Member, Pennsylvania Association of Notaries

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 740 Hidden Valley Rd, Loysville, Pa 17047**

2 **SELLER Kerry E Milligan**

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 KEM Date 11-7-25 SPD Page 1 of 11 Buyer's Initials _____ / _____ Date _____



Quarryville, 229 W Fourth Street Quarryville PA 17566
Gerald Nott

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

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Phone: 717-582-5689

Fax: 717-786-7900

rev. 3/21; rel. 7/21
740 Hidden Valley Rd -

www.lwolf.com

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
A				
B				
C				

2. OWNERSHIP/OCCUPANCY

(A) Occupancy

1. When was the Property most recently occupied? now
2. By how many people? one
3. Was Seller the most recent occupant?
4. If "no," when did Seller most recently occupy the Property? 35 years ago

(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? 1977

(D) List any animals that have lived in the residence(s) or other structures during your ownership: none

Explain Section 2 (if needed): _____

	Yes	No	Unk	N/A
A1				
A2				
A3				
A4				
B1				
B2				
B3				
B4				
C				

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
B1				
B2				
B3				
B4				
C				
D				
E1				
E2				
E3				
E4				
F				

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? 2019
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
A1				
A2				
B1				
B2				
C1				
C2				
C3				

Seller's Initials KEIM Date 11-7-25 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

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

(B) Water Infiltration

- Are you aware of any past or present water leakage, accumulation, or dampness within the basement or crawl space? _____
- Do you know of any repairs or other attempts to control any water or dampness problem in the basement or crawl space? _____
- 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: _____

	Yes	No	Unk	N/A
A1		☒		
A2		☒		
A3				☒
A4				☒
B1				☒
B2		☒		
B3		☒		

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

(B) Treatment

- Is the Property currently under contract by a licensed pest control company? _____
- 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: _____

	Yes	No	Unk	N/A
A1		☒		
A2		☒		
B1		☒		
B2		☒		

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

- 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? _____

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: Subt Spot between laundry & bedroom carpets stained

	Yes	No	Unk	N/A
A		☒		
B		☒		
C		☒		
D1			☒	
D2				☒
D3				☒
E	☒			
F	☒			

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
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)

Seller's Initials KEM **Date** 11-7-25 **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: _____
- 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 _____
- 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	☒			
A3		☒		
A4		☒		
A5		☒		
A6		☒		
A7		☒		
B1			☒	☒
B2		☒		
B3			☒	
B4		☒		
B5		☒		
B6			☒	
C1			☒	
C2			☒	
D1		☒		
D2			☒	
D3			☒	
D4		☒		
D5	☒			☒

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

(E) Issues

- 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
E1		☒		
E2		☒		

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)?
- 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? Front of house
- When were the tanks last pumped and by whom?

	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? AS needed
- 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
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 _____

(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: _____

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

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 _____

(B) **System(s)**

1. How many water heaters are there? one
- Tanks one 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: _____

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

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: _____

(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

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

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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.

8. Pellet stove(s) _____
How many and location? _____
9. Wood stove(s) _____
How many and location? one livingroom
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: _____
2. How many heating zones are in the Property? 1
3. When was each heating system(s) or zone installed? _____
4. When was the heating system(s) last serviced? 2024
5. Is there an additional and/or backup heating system? If "yes," explain: wood stove
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? 2
7. When were they last cleaned? for one - 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): east of trailer
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? 1
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: AC is only in bedroom

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

	Yes	No	Unk	N/A
B8		☒		
B9	☒			☒
B10		☒		
B11		☒		☒
B12			☒	☒
B13				☒
C1		☒		☒
C2				☒
C3				☒
C4				
C5				
C6		☒		
D1		☒		
D2				☒
D3				☒
D4	☒			☒
D5	☒			
D6			☒	
D7	☒			
D8	☒			
E1	☒			
E2				☒
E3				☒
F		☒		
A1		☒		
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? _____
 - 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? 100

(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		☒		
3a				☒
3b				☒
B		☒		
C		☒		
D		☒		

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:

	Yes	No	Unk	N/A
A	☒	☐	☐	☐
B	☐	☒	☐	☐

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?

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:

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:

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
A1	☐	☒	☐	☐
A2	☐	☒	☐	☐
A3	☐	☒	☐	☐
A4	☐	☒	☐	☐
A5	☐	☒	☐	☐
A6	☐	☒	☐	☐
A7	☐	☐	☐	☒

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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
B1		☒	☒	
B2		☒	☒	
B3		☒	☒	
3a				☒
3b				☒
B4		☒	☒	

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
A1		☒	☒	
A2		☒	☒	

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
B1		☒	☒	
B2		☒	☒	
B3		☒	☒	

(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
C1		☒	☒	
C2		☒	☒	

(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
D1		☒	☒	
D2		☒	☒	

(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
E		☒	☒	

(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
F1		☒	☒	
F2		☒	☒	
F3		☒	☒	
F4		☒	☒	

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
A1		☒	☒	
A2		☒	☒	

Seller's Initials KEM Date 11-7-25 SPD Page 10 of 11 Buyer's Initials / Date

568 *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
 569 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

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

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

573 (B) Financial

- 574 1. Are you aware of any public improvement, condominium or homeowner association assessments
 575 against the Property that remain unpaid or of any violations of zoning, housing, building, safety or
 576 fire ordinances or other use restriction ordinances that remain uncorrected?
- 577 2. Are you aware of any mortgages, judgments, encumbrances, liens, overdue payments on a support
 578 obligation, or other debts against this Property or Seller that cannot be satisfied by the proceeds of
 579 this sale?
- 580 3. Are you aware of any insurance claims filed relating to the Property during your ownership?

581 (C) Legal

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

585 (D) Additional Material Defects

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

588 *Note to Buyer: A material defect is a problem with a residential real property or any portion of it that would have a significant*
 589 *adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a*
 590 *structural element, system or subsystem is at or beyond the end of the normal useful life of such a structural element, system or*
 591 *subsystem is not by itself a material defect.*

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

595 Explain any "yes" answers in Section 22: _____

597 23. ATTACHMENTS

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

- 599 ☐ Seller's Property Disclosure Statement Addendum (PAR Form SDA)
- 600 ☐ _____
- 601 ☐ _____
- 602 ☐ _____

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

608 SELLER Kerry E. Milligan Kerry E Milligan DATE 11-7-25

609 SELLER _____ DATE _____

610 SELLER _____ DATE _____

611 SELLER _____ DATE _____

612 SELLER _____ DATE _____

613 SELLER _____ DATE _____

614 RECEIPT AND ACKNOWLEDGEMENT BY BUYER

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

619 BUYER _____ DATE _____

620 BUYER _____ DATE _____

621 BUYER _____ DATE _____

Article of Agreement,

MADE THE 22nd day of November in the year two thousand twenty-five (2025)

BETWEEN KERRY E. MILLIGAN, unmarried, 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 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:

- \$20,000.00 down on signing of this Agreement, receipt of which is hereby acknowledged, and the balance to be paid at settlement to be held on or before January 22, 2026.
- The property that is subject to this Agreement is described as follows: All that certain tract of land situate in Southwest Madison Township, Perry County, Pennsylvania, containing 10.06 acres, more or less, having thereon a mobile home with an address of 740 Hidden Valley Road, Loysville, Pennsylvania, and being Tax Parcel No. 142,141.00-059.000. Being described in deed recorded in Perry County Instrument No. 201200581.
- 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. Second Party agrees to accept title subject to enrollment in the Clean and Green Program.

- 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.
- 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

 KERRY E. MILLIGAN



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