

43 Acre Farm

PUBLIC AUCTION

3 Bed, 2 Bath Farmhouse | Bank Barn | 30 Acres Tillable

Northumberland CO.



1083 Herndon Road, Herndon, PA 17830

Directions: From Elizabethville, take 225 North to Grove Road. Go straight and stay on Grove Road to Herndon Road. Property is on the intersection of Grove Road and Herndon Road.

PROPERTY FEATURES

- 43.12 +/- Acre Farm
- 2-story, 3 bed, 2 bath farmhouse – good condition
- 40' x 80' bank barn with horse stalls & cattle loafing area
- 30' x 80' equipment building | 24' x 24' 2-car garage | 17' x 40' garage | nice-sized pond
- Approximately 30 acres tillable, 5 acres pasture, 5 acres woodland.
- Buildings are well maintained and in great condition.
- Jackson Twp., Line Mountain School District
- On-Site Well, On-Site Septic
- Annual taxes +/- \$2,896
- Rental Income Producing Property

OPEN HOUSE

Thurs., Dec 4, 1-4 PM
Sat. Dec. 6, 10 AM – 12 Noon

Bridge Loans Available Call
Auctioneer for details.

**AUCTION
DATE**

Saturday,
**December 27,
2025**

**Real Estate
@ 11:00 AM**

TERMS

- Down payment of \$50,000.00 day of auction.
 - Settlement on or before February 27, 2026.
 - Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated.
 - Broker participation offered. See website for details.
 - Home is rented through April 2026
- All information is deemed accurate but not guaranteed*

AUCTIONEER REMARKS: This beautiful, well-maintained property features solid, ready-to-use buildings, a large pond, fenced-in yard, and breathtaking countryside views. Perfect for a family farm or hobby operation, this property is move-in ready and situated in a quiet, scenic area. With good buildings, clean grounds, and room to grow, it offers potential for future subdivision and long-term value. Don't miss the opportunity to own a turn-key farmstead in a peaceful rural setting.



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AUCTION SERVICES

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AUCTIONEER

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SELLERS

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1083 Herndon Road, Herndon, PA

