

# 82+/- ACRE FARM

HOUSE | OUTBUILDINGS | PERSONAL PROPERTY

## PUBLIC AUCTION

MONTOUR COUNTY



### 155 Shady Hill Rd | Watsontown, PA 17777

Directions: From Route 54 take County Line Rd to left on Myer Rd. Turn right onto Shady Hill Rd.

#### PROPERTY FEATURES

- 81.9 Acre Crop Farm
- Level Fields in a Private Location
- High Quality Soil -Edom, Hagertown, & Washington
- Bank Barn with 74'x136' Loafing Shed and Feed Bunk
- Barn Recently Used for Guineas – 6000 Bird Capacity
- 40"x100' Pole Barn
- 60'x90' Shop/Garage
- 36'x90' Storage Shed and Other Outbuildings
- (2) 16'x74' Poured Silos
- (2) 5000 bu Grain Bins, 12000 bu Bin with Dryer
- 6-bed 2.75 bath Federal Style Brick Farmhouse
- Small Cabin and Gazebo on Back Corner of Property
- 76.6 Acres have Ag Conservation Easement

Annual Clean & Green Taxes \$3847

#### OPEN HOUSE

Tues. Feb. 24<sup>th</sup>, 1-3 pm &  
Sat Feb. 28, 10 am-noon

For a private tour call:  
Matthew 570-412-0304

#### AUCTION

#### DATE

Saturday,  
**March 28**

**2026**

Personal Property  
@ 8:30 am

Real Estate @ 11:00 am  
Large Farm Equipment  
@ 12:00 noon

#### TERMS

\$60,000 down payment on the day of the auction. Settlement on or before May 28, 2026. 2% transfer tax to be paid by the buyer. Real estate taxes to be prorated from settlement day.

Personal property & equipment list coming soon!

Online Bidding will be available for large farm equipment.  
See Beiler-Campbell website for details.  
All information is deemed accurate but not guaranteed.

#### AUCTIONEER REMARKS

*This property is a rare find. It is in a beautiful rural location on a low traffic township road with lots of road frontage but not far from Route 80. This is an estate property that was most recently used for crop production, beef, and had a guinea contract. The large 3 floor federal style house with a distinct mansard style roofline is in very good condition. Lots of nice furniture, antiques & farm equipment to be sold.*



BEILER-CAMPBELL  
AUCTION SERVICES

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



#### AUCTIONEERS

Jake Yoder AU#005851

Ph 717-513-5386

Matthew Bergey AA019473

Ph 570-412-0304

#### SELLER

Estate of  
**C. Herbert Zeager**



For additional photos go to [beiler-campbellauctions.com](http://beiler-campbellauctions.com) or [GoToAuction.com](http://GoToAuction.com) or [auctionzip.com](http://auctionzip.com) ID# 23383



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