

264 ACRE FARM

PUBLIC AUCTION

2 HOMES | SWINE NURSERY | BARN | SHOP

BEDFORD COUNTY



7372 Chaneyville Rd | Clearville, PA 15535

PROPERTY FEATURES

- 264± acre diversified farm with rolling terrain
- Main home: 3,840 SF brick ranch, 3BR, 3BA (2005)
- Second home: 1,491 SF brick ranch, 3BR, 1BA
- Approx. 82 acres tillable ground, 20 acres of pasture
- Approx. 135 acres wooded land w/ small stream
- 2021-built 9,600-head swine nursery, w/ E128+ medicator, 8 feed bins (15-ton), 100 kW diesel genset, contract available w/ Country View: call 267-347-9836
- 46' x 78' bank barn w/ 20' x 60' lean-to - used for cattle
- 40' x 60' pole barn w/ curtains & insulated room
- 40' x 60' manufacturing shop w/ 20' overhead door
- 32' x 60' machine shed & 16 x 20 heated milkhouse
- Pond, food plots, & established trails for recreation
- Borders State Game Lands SGL97 (7,612 acres)

Shown by appointment only

For a private tour call:

Gerald 717-582-6589

Wilmer 717-333-4881

Owner financing w/ feasibility

Call Nelson @ 717-723-1217

AUCTION DATE

Tuesday,

MARCH 3,

2026

@ 1:00 P.M.

TERMS

Down Payment: \$150,000 due on the day of the auction

Settlement: On or before June 1, 2026

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

Real Estate Taxes: Prorated from the day of settlement.

Estimated Annual Taxes: \$15,090.23

Convenient down payment and bridge loan options.

AUCTIONEER REMARKS A unique opportunity to own a working family farm with extensive outbuildings, excellent hunting and recreational land. The property features two well-kept ranch homes, three wells, pasture and shelter for cattle, and a modern hog barn providing dependable income. An ideal property to live, work, and grow together as a family.



BEILER-CAMPBELL
AUCTION SERVICES

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AUCTIONEERS

Wilmer Martin AU#06086

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SELLERS

Nelson H Horst

Lucy Z Horst

Attorney

Metzgar & Metzgar

All information is deemed accurate but not guaranteed.



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