

# 264 ACRE FARM

## PUBLIC AUCTION

2 HOMES | SWINE NURSERY | BARN | SHOP

BEDFORD COUNTY



**7372 Chaneysville 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  
Ph 717-333-4881  
Gerald Nolt AA#19862  
Ph 717-582-6589



### 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](http://beiler-campbellauctions.com) or [GoToAuction.com](http://GoToAuction.com) or [auctionzip.com](http://auctionzip.com) ID# 23383