CONDITIONS OF SALE

The terms and conditions of sale for the real estate of Larry E. Fetter and Connie G. Fetter, hereinafter referred to as "Seller," to be offered for sale on August 15, 2026, are as follows:

1. Description of Premises:

Seller agrees to sell, subject to these Conditions of Sale, the real estate situate at 55 Eminhizer Road, Howard, Curtin Township, Centre County, Pennsylvania, Centre County Tax Parcel No. 03-008-003C, as more fully described on Exhibit A, attached hereto and made a part hereof by reference, said property hereinafter referred to as "the premises/the property". The property being sold is assessed as containing 163.08 acres.

2. The Seller reserves the right to accept or reject any or all bids.

3. If the auctioneer declares the purchaser to be the highest and best bidder and that the Seller intends to sell the premises, then these Conditions of Sale shall become a binding Agreement of Sale between the Purchaser and the Seller.

4. All State and Local Realty Transfer Taxes shall be paid by the Purchaser. The 2026 County and Municipal Real Estate Taxes and the current School District Taxes shall be prorated at date of final settlement.

5. Final settlement shall take place on a date mutually agreed upon by Seller and Purchaser but no later than October 15, 2026. Exclusive possession of the premises shall be given to the Purchaser upon date of final settlement.

6. The premises herein described are being sold free and clear of all liens and encumbrances other than any easements or restrictions which are visible on the ground or a matter of public record.

7. The Purchaser agrees to purchase the premises herein described for the highest accepted bid by the auctioneer, which is $_____ and agrees to pay a down payment of $75,000.00 on the day of the sale with the balance being due and payable in full at time of final settlement. Should the Purchaser fail to make settlement in accordance with the terms and conditions of sale, the down payment of $75,000.00 shall be forfeited to the Seller as liquidated damages and the Seller may then proceed to resell the premises free and clear of these Conditions of Sale and Agreement of Sale which shall then become null and void.

8. By the execution of this Agreement the Seller acknowledges payment by the Purchaser of the down payment hereinabove required.

9. Purchaser acknowledges that the Purchaser is purchasing the property in "as is" condition, without reliance upon any representations by Seller or any other person. Any information provided regarding the property has been obtained from sources deemed reliable by Seller, Beiler-Campbell Auction Services and Gerald Nolt and J. Meryl Stoltzfus, Auctioneer who shall not be held responsible for the accuracy of said information. The Seller, Beiler-Campbell Auction Services and Gerald Nolt and J. Meryl Stoltzfus, Auctioneers make no representations as to the uses which may be made of the property. Buyer should contact the municipality in which the property is located to determine zoning classification and permitted uses or the requirements of any Ordinances which may be applicable to the land and the buildings erected thereon.

10. Time is of the essence of this Agreement. The time for closing and the times for making all payments on account of the purchase price to be paid by the Purchaser

are hereby agreed to be of the essence of this Agreement and none of the times referred to in this Agreement shall be extended unless by consent in writing signed by the parties hereto.

11. It is understood and agreed that Beiler-Campbell Auction Services and Gerald Nolt and J. Meryl Stoltzfus, Auctioneers are acting as AGENT ONLY and shall in no case whatsoever be held liable by either party for the performance of any item, condition or covenant of these Conditions of Sale or for damages for non-performance thereof.

IN WITNESS WHEREOF, the parties hereto, in consideration of the sales price above described, the down payment herein specified and the mutual promises and covenants herein contained and other good and valuable consideration, the receipt of which is hereby acknowledged, and intending to be legally bound, have executed these Conditions of Sale the 15th day of August, 2026.

_____
LARRY E. FETTER – Seller

_____
CONNIE G. FETTER - Seller

_____
Purchaser

_____
Purchaser

_____
Address
_____

_____
Phone

EXHIBIT A

ALL that certain piece, parcel or tract of land situate in the Township of Curtin, County of Centre, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the centerline of Township Road No. 504 in Curtin Township, Centre County, said pin being on the northerly line of the Robert Irwin Warrant and Being North 48° 48' 16" East a distance of 1047.51 feet from the northeasterly corner of the J. W. Packer Warrant; thence along the centerline of Township Road No. 504 the following fifteen (15) courses:

(1) South 11° 16' 00" East a Distance of 68.27 feet;
(2) South 38° 55' 27" East a Distance of 46.08 feet;
(3) South 64° 06' 48" East a Distance of 35.71 feet;
(4) South 83° 25' 08" East a Distance of 162.18 feet;
(5) South 77° 51' 42" East a Distance of 105.77 feet;
(6) South 70° 06' 07" East a Distance of 202.31 feet;
(7) South 79° 11' 55" East a Distance of 448.27 feet;
(8) South 50° 12' 08" East a Distance of 318.13 feet;
(9) South 59° 22' 22" East a Distance of 619.96 feet;
(10) South 63° 41' 30" East a Distance of 304.59 feet;
(11) South 67° 08' 01" East a Distance of 272.40 feet;
(12) South 62° 07' 42" East a Distance of 597.78 feet;
(13) South 33° 05' 03" East a Distance of 106.24 feet;
(14) South 40° 41' 44" East a Distance of 311.19 feet;
(15) South 31° 22' 56" East a Distance of 433.81 feet

to a point on the northerly line of lands of Quig Hockenberry; thence along Hockenberry South 48° 38' 53" West a distance of 1193.60 feet to an iron pin; thence continuing along Hockenberry South 41° 21' 07" East a distance of 399.65 feet to an iron pin on the line of lands of David Weaver; thence along Weaver South 48° 38' 53" West a distance of 952.79 feet to an iron pin at the comer of lands of Eminhizer (J. W. Packer Warrant); thence along Eminhizer North 41° 21' 07" West a distance of 4288.87 feet to an iron pin at the northerly corner of the J. W. Packer Warrant; thence North 58° 48' 16" East a distance of 1047.51 feet to the place of beginning.

CONTAINING 163.08 acres.

TOGETHER WITH any and all right, title and interest which Grantors may have in and to those portions of the Job W. Packer Warrant which are not contained in the boundary of Tract No. 1 as shown on the survey drawing of Kerry A. Uhler & Associates dated July 28,1997.

BEING all that parcel lying west of the Orviston/Ramola Road, and described as Lot 1 on a survey drawing by Kerry A. Uhler & Associates dated July 28, 1997, and comprising portions of the Job Packer Warrant (No. C-182-48) and the Robert Irwin Warrant (R-18) .

BEING known as Centre County Uniform Parcel Identifier Tax Parcel Number 3-8/3C.