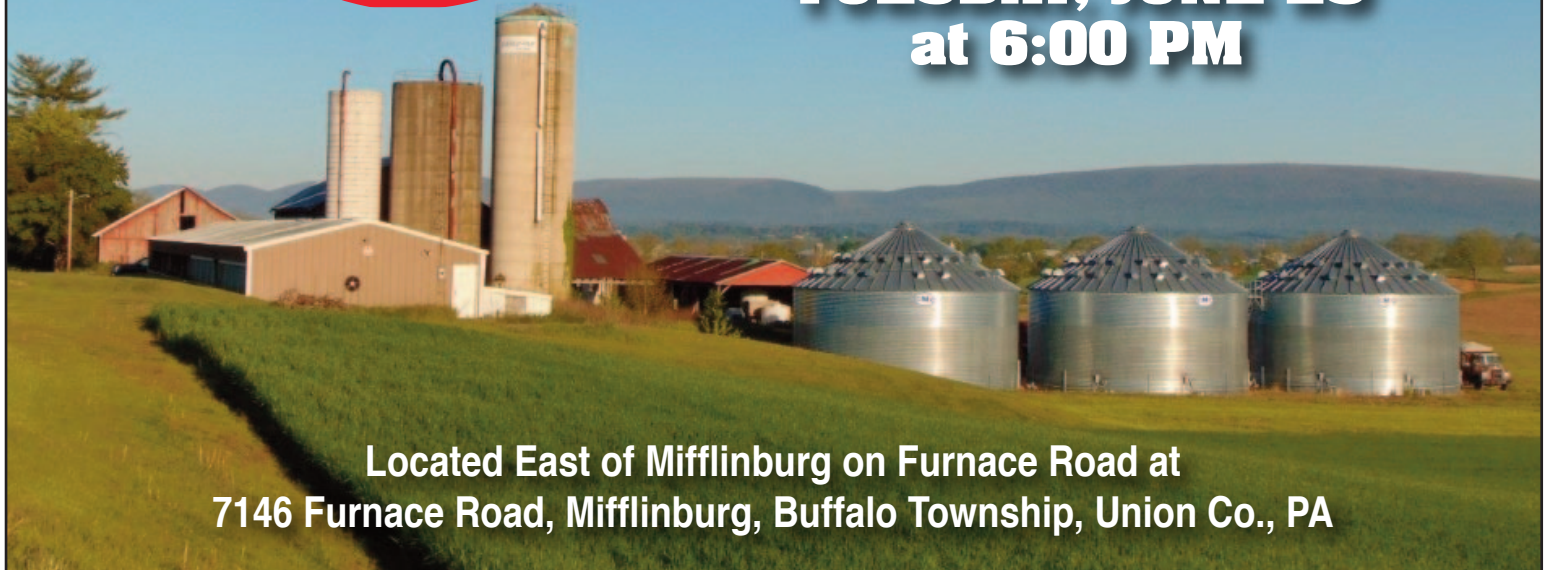


PUBLIC Auction

**TUESDAY, JUNE 29
at 6:00 PM**



Located East of Mifflinburg on Furnace Road at
7146 Furnace Road, Mifflinburg, Buffalo Township, Union Co., PA

99 ACRE PRODUCTIVE UNION COUNTY FARM

Situated in Rural Buffalo Township, a 99 Acre Union Co. Farm. Consisting of a Bank Barn and the following:

- Three - 32,000-bushel GSI Grain Bins - 48' X 6R-21' each with Power Sweeps, 10" augers and hook ups for three 30 hp fans per bin. In Like New Condition.
- 20' X 52' Silo & 18' X 72' Energy Pac Silo with Bottom Unloaders.
- Two - 7,500-bushel Grain Bins – 24' diameter
- A Utility Shed housing a 3 Phase Electrical System for the Farm capable of adding 3 future Grain Bins to it.
- 32' x 90' Heifer Barn with a Manure Pit below measuring 12' deep, 32' wide & 102' long with 2 Pump Outs.
- 30' x 180' Hog Barn with a Slated Floor 10' from entrance and a Manure Pit below measuring 8' deep, 10' wide & 192' long and a Well.
- 1 Well & 1 Well w/o Pump and a Standard Septic on site to build your own Home with a Sizeable Yard to Enjoy Family Gatherings.



Approx. 90 Acres Tillable. Zoned Agricultural. This Farm is in Agriculture Preservation and Clean & Green. Surveyed in 2013. Taxes: \$2,600.00. **Do not Miss the Opportunity to Purchase a Productive Farm of this Size!** For Inspection Call 570-966-2512.

TERMS: \$25,000. down, balance within 60 days. No Buyers Premium. Prospective Buyers may conduct various property testings at their own expense prior to sale day.

AUCTIONEER'S NOTE: The Property to be sold is offered to sale subject to any existing liens, however, any existing liens will be satisfied or released from the property at the time of settlement. The Buyer or Buyers will obtain at the time of settlement a good and marketable title, free & clear of all liens. Sellers have had alien search conducted on the real estate and represent to the Buyer or Buyers that at settlement all outstanding obligations due and owing on the property will be removed as a claim against the real estate.

Owners: Gina Beiler & Daryl Beiler

HESS'S
AUCTIONEERING

Attornies:
Auctioneer:

Joseph Michetti, 570-286-9999 & Brian Kerstetter, 570-524-6020
Lori Hess Lauver, AU-002854-L, 570-966-2512

Complete Listings & Photo's Available at
auctionzip.com ID# 2399 or GoToAuction.com ID#4215

Owners & Auctioneers Not Responsible for Accidents
All Verbal Information Day of Auction Takes Precedence Over Written Advertisement

