

PUBLIC FARM AUCTION

**152+/- Acre Organic Farm & Ranch Home on 1/2 Acre
Fri. March 24, 2023**

Real Estate @ 11:00 A.M. Farm Equipment @ 11:30 A.M.

3750 PA 240, Commodore, PA 15729 - Indiana County



Directions: From US 22 in Ebensburg turn right on S. Center St. In 7.3 mi turn left onto Ridge Rd. In 8.4 mi turn right onto Tipperary RD. In 2.4 mi turn right on Grisemore RD. In 1.2 mi turn to stay on Grisemore RD. In 3 mi Turn left onto PA-240 West. In 1.9 mi the property is on the left.

Income Producing Farm/Recreational Property –

2 Separate Parcels, Free natural gas for heating and cooking!

Will be offered as 2 individual parcels. 3 hr. 30 min. from Lancaster and 1 hr. 30 min. from Pittsburgh.

Parcel #1 - 152.5 +/- acres. 5 bed, 3 Bath Farmhouse, 40x60 Coverall Building (inside height 25ft., overhead door 20w x16H), 35x40 equipment shed, and 36x95 shed with 12ft. ceilings, and 15 x 21 workshop. The land topography is level to sloping with broad & appealing views of fields & woods. 95 tillable acres, 50 wooded acres, creeks, some wetlands that support the abundant wildlife on the property. The newer 5-bedroom farmhouse would be perfect for a full-time residence, a getaway home, or an investment property. Natural gas furnace and water heater. Private well and on-site septic. A unique property that has appeal to both farmers and hunters. Previous owner has successfully used an aggressive nutrient management plan to improve the soils. Also known as an excellent hunting area! Annual Taxes \$7,021.44

Parcel #2 - Country property with 4 bed, 1 bath rancher and 1-car attached oversized garage on 1/2 acre. Comes with a large eat-in kitchen, dining room, full unfinished basement w/ plumbing to add bathroom. It also features a 19'x38.5 detached garage. Property has a well and onsite septic. Annual Taxes \$1,958.40

Open House Dates: Thursday February 23, 1 P.M. and Thursday March 9, 1 P.M.

Terms: Settlement on or before May 23, 2023. Down payment on the day of the auction - #1 \$40,000. #2 \$10,000. 2% transfer tax to be paid by the buyer. Real Estate taxes to be prorated from settlement day.

Attention Realtors: Broker Participation offered to realtor who represents property buyer. See website for details.

Farm Equipment: John Deere 6715 All-Wheel Drive, 7,226 hr. 129 hp; John Deere 4440 Rear Wheel Drive, 4,165 hr. 152 hp; Case skid steer SV280 3,200 hr.; John Deere loader attachment-740 classic; 8312 Case IH discbine; Creebank bale wagon 25 ft./12 ton Model 25 combo; 6150 Krause soil finisher; International 4 bottom plow, 3 pt. hitch; Esch bale grabber/handler-large capacity; bale grabber/handler, old model; 84 inch skid loader bucket; Bradco pallet fork; Kuhn hay tedder GF5202-THA; Bale wrapper-skid steer attachment.

For additional pictures go to www.beiler-campbellauctions.com or www.GoToAuction.com or www.auctionzip.com ID 23383

Online bidding available for farm equipment: <https://bit.ly/StoltzfusFarmEquipmentAuction>

**BEILER-CAMPBELL
AUCTION SERVICES**



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