

**PUBLIC**

# Auction

**MONDAY, AUGUST 5  
at 5:00 PM**

Turn off SR 304 onto Whitetail Lane to 479 Whitetail Lane, Winfield, Union Twp., Union Co. PA

## 56+/- ACRE UNION COUNTY FARM

Stunning 3 Bedroom Brick/Vinyl Sided Southern Plantation Type 2 Story Remodeled Farm House. 1st Floor Consists of: Modern Kitchen with Plenty of Cabinets & Pantry. Kitchen Counter has a Breakfast Bar. Recessed Lighting. Dining Room. Capacious Living Room w/Brick Full Length Surround Fireplace & Firewood Pass Through. Ceiling Beams. Breath-taking Vermont Barn Boards. Carpeted Family Room or Home Office offering plenty of Natural Light. Bath. Open Stairway w/Accenting Pattern Wainscoting leads to the Second Floor. 2nd Floor Consists of: 3 Bedrooms, Generous in Size. Second Floor Wrap-Around Balcony. Bath Featuring Wood-Mode Cabinetry, Crown Molding, Jacuzzi Style Tub, Dbl. Seat Walk-In Shower, Dbl. Vanity & Ceramic Tile. Tastefully Refinished Wooden Floors Throughout. Mortised Brick Tile Foyers. Screened-In Heated Porch which Leads onto a Brick Patio to Enjoy the Spacious Backyard to Enjoy Entertaining Evenings by a Firepit. Wrap-Around & Front Sitting Porches w/Cemented Floors. Elegant Addition of a Grand Porte Cochere. 2,600 sq. ft. Propane & Electric Heat. 2023 New Standing Seam Metal Roof, 6" Gutters & Leaf Guard. Selling w/New Frigidaire Flat Top Built in Stove, GE Side-by-Side Refrigerator & Microwave. 2 Entrances. Simonton Replacement Windows. Well. Septic. 200-amp Service. The Bank Barn Ground Level Consists of Insulated Storage & Workshop Areas, Cemented Floor, Propane Heat, Electric, Water and Drive Through Overhead Doors. 3 Remodeled Cemented Horse Stalls, Tack Room & Roofed Barnyard. 24'x48' Attached 3 Bay Pole Building, 20'x20' - 2 Stall Barn. Detached 26'x46' Drive-Through Insulated Garage/Workshop w/Cemented Floor & Propane Heat. Abundant Pasture w/4 Paddocks, Animal Shelters & High Tensile Fencing. 2 Frost Free Hydrants. Chicken Coop with Run. Approx. 40 Acres Tillable. This Farm offers Endless Possibilities. The Property is Well-Maintained, Move-In Condition. Majestically Landscaped with Incredible Curb Appeal.



## Real Estate Terms

Taxes: Approx. \$4,186.01, Clean & Green. Mifflinburg School District. **If you are looking for a Home in the Country, check this one out! To Schedule a Showing Call: 570-412-0779 or 570-490-4326.** Terms: \$50,000 down, balance in 45 days. No Buyers Premium. Prospective Buyers may conduct various property testing at their own expense prior to sale day. **Broker Participation Available by Contacting Auctioneer for Details.**

**Randy & Jody Keister, Owners**

**HESS'S**  
**AUCTIONEERING**

**Attorney:**

Karen Hackman, 570-743-2333

**Auctioneers:**

Lori Hess Lauver, AU-002854-L, 570-966-2512

& Daniel King, AA-019500-L

Complete Listings & Photo's Available at  
[auctionzip.com](http://auctionzip.com) ID# 2399 or [GoToAuction.com](http://GoToAuction.com) ID#4215

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