

# PUBLIC REAL ESTATE AUCTION

111+/- Acre Farm • Farm Equipment

Saturday October 29, 2022 @ 9:00 A.M. Real Estate @ 11:00 A.M.

432 Swamp Poodle Lane, Herndon, PA 17830- Northumberland County



**Directions:** From Sunbury at the Rt. 147 bridge take Rt. 147 S for 9.6 mi. Slight L onto Herndon Bypass Rd. In 1.3 mi. R on Stump Ln. In 0.4 mi. L on Creek Hill Rd, then R on Swamp Poodle Lane. In 0.7 mi. arrive at the property.

**Property Description:** A "hidden gem" of Herndon! Located at the end of a "no outlet" street, is a secluded & unoccupied 111+/- acre farm, with panoramic mountain views, sprawling level to sloping fields, and approx. 1/2 mile of frontage on Mahanoy Creek. Approx. 65 acres of open ground, including a 5 acre vineyard. The wooded areas have not been recently logged. 40'x 155'x 16' pole building with a concrete floor, large garage doors, huge solar system, outdoor wood furnace and unfinished 2-story living quarters on the one end. Oversized wine cellar. Abandoned single wide home with large addition. Great soils, Class 1, 2 & 3. With a little "sweat equity" this true "diamond in the rough" will surely appeal to both farmers and hunters/outdoors men.

**Terms:** Settlement on or before December 29, 2022. \$75,000.00 down payment on the day of the auction. 2% transfer tax to be paid by the buyer. Real Estate taxes to be prorated from settlement day. **Annual Property Taxes:** \$5,399.38

**Attention Realtors:** 1% Broker Participation offered to Realtors with a buyer, your buyers must be preregistered.

**Tractors & Farm Related:** Kioti NX 6010 tractor, HST, 4 WD, loader, cab, 130 hr; John Deere 5400, 4WD, loader and backhoe, approx. 1900 hr; Bobcat MT-55 mini track loader approx. 1100 hr; Gravely 8199 tractor mower; John Deere tractor mower; Honda tractor mower Hydro static 4518; Troy-Bilt rototiller; front tine rototiller; John Deere 609 6 ft. Brush Hog; Howse 3 pt. post hole digger; PK pull behind sprayer w/ gas engine; Fimco 12 volt spot sprayer; 5 ft. 3 pt. hitch snowblower; post hole digger for mini track loader. **Recreation:** Monark flat bottom fishing boat w/ Mercury 45 jet engine; 2 Yamaha V-Max XT-600 snow mobiles w/ trailer approx. 280 mi. and approx. 500 mi; Yamaha 400 Kodiak 4x4; 2 go-carts. **Misc.:** New building materials: large stack of 2x6s of various lengths, large stack of sheetrock, bundles of insulation and other miscellaneous building materials; large selection of protective plant tubes; propane heaters; Job box; numerous shop power tools including DeWalt, etc.; bench vise; large selection of shop hand tools, wrenches, etc.

**Auctioneer's Note:** 9:00 small items, 10:30 larger equipment items (online bidding available for larger items), 11:00 real estate, followed by the balance of any remaining personal property. For more details or a showing call Meryl at 717-629-6036.

For additional pictures go to [www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) or [www.GoToAuction.com](http://www.GoToAuction.com) or [www.auctionzip.com](http://www.auctionzip.com) ID# 23383

For online bidding go to: <https://beiler-campbell.bidwrangler.com/ui>

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**Auctioneer:** J. Meryl Stoltzfus  
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**Seller:** MLSF II, LLC

