

REAL ESTATE AUCTION

140 +/- Acre Dairy Farm

60'x120' Shed, Multiple Barns, Silos, Fields, & Woodland

Friday Nov. 17, 2023 @ 11:00 AM

2361 Dogwood Road, Cherry Tree, PA 15724 – 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 0.8 mi turn right onto Dogwood Rd., in 0.7 mi the property is on the left.

Exceptional 140-acre farm with a modern **4-bed, 4-bath home constructed in 2020**. Nestled amidst the picturesque Indiana County hills, the property offers a unique blend of natural beauty and agricultural functionality. The farm comes with the remarkable advantage of **free natural gas**, providing 700,000 cubic feet annually. Currently engaged in dairy production, the farm has a contract with Turner Dairy. The land's terrain showcases fertile soils and great layout for production.

The dairy facility is a true standout, featuring 104 stalls and cutting-edge equipment like **BouMatic** automatic take-off milkers with a trolley system, **Cool Blue Fan-Sprinkler System**, milk plate cooler system, and a water softener system. The setup includes a milkhouse built in 2012, a substantial manure pit constructed in 2013 with a capacity of 650,000 gallons, and a **Virginia-style heifer/calf facility**, equipped with **SturdiBuilt Gate& Fence** systems, new in 2014. Additional structures encompass a **living quarter-equipped 24'x36' garage**, a **45'x40' garage/shop**, a spacious 32' high **60'x120' Shed**, and a **Yoder Way Building (50'x108')** with a large door for versatile usage. A **large 70'x52' Concrete Block Shop** with multiple over-sized bays, offering ample space for any farm repair.

Furthermore, the farm features an array of silos, including a **Harvestore (17'x51')**, a **Star Poured Concrete Silo (24'x80')** plastered in 2021, a **Fickes Stave Silo (20'x80')**, a **Star Poured Concrete Silo (16'x60')** with a new fill pipe and new plastering in 2015, and a **Stave Silo of 16'x60'** with plastering in 2013.

Auctioneer's Note: Seize the opportunity to own this expansive farm, where many modern opportunities mix for agricultural excellence.

Real Estate Taxes \$5,210 (2023), Green Twp., Purchase Line School District

- **Open House Date:** Thur. 10/19 (12-2 PM)

Terms: Down payment- **\$75,000** certified funds required day of auction.

Settlement on or before Thur. February 15, 2024

- **Attention Realtors:** 1% Broker participation offered. See Website for details.

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

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