

Public Real Estate Auction

176 +/- Acre Northampton Co. Farm
2 Parcels • 3 Dwellings • Farm Buildings
Tractors, Combine & Farm Equipment

Thur., Dec. 7, 2023 @ 9:00 AM & Real Estate @ 12:00 Noon

1659 Pen Argyl Road, Pen Argyl, PA 18072 - Northampton Co.



Directions: From Route 33 to Route 191 North to left onto Pen Argyl Road to property on left.

Property Description: 176.64 +/- acre Northampton Co. crop (former dairy) farm subdivided and offered in 2 parcels with gentle rolling land and good producing soils. Farms are preserved through Northampton County Farmland Preservation.

Farm # 1: 116.46 acres with 4-bedroom 1 bath 2-story farmhouse. Approx. 90 acres tillable, balance woods, pastureland & homestead. Farm has 40' x 70' bank barn w/ additions. 30' x 92' open front equipment shed and other outbuildings. Property has on site sewer & well. Down payment \$75,000.00 **Annual taxes:** +/- \$6500.00.

Farm # 2: 60.18 acres with (2) 1248 sq ft modular homes both w/ daylight basements. Approx. 51 acres tillable with balance pastureland, woods & buildings. Farm has 40' x 244' & 54' x 244' former dairy buildings currently used has equipment & hay storage. Also 20' x 80' heifer barn & 36' x 58' barn. Farm has (2) approx. 12,000-bushel grain bins with dryer, wet bin, loading & cross augers. Modulars have separate on site sewer but shared well. Down payment \$60,000.00 **Annual taxes:** +/- \$4950.00. All information is deemed to be accurate, but not guaranteed.

Open House Dates: Saturdays November 4 & 11 from 11:00 AM to 2:00 PM

Attention Realtors: 1% broker participation offered to Realtors with pre-registered buyer. See website for details.

Terms: Down payments as listed or combination of \$100,000.00 if buying both parcels. Settlement on or before February 29, 2024, Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated.

Combine & Heads: '10 New Holland CR9040 combine 4-WD 2000 hours, straw chopper (nice); Harvestec 5306C 6-row corn head w/ stalk chopper, poly snouts & NH adapter plate (1-owner nice); '13 NH 74C grain head 25' w/ drive at each end (nice); EZ Trail 672 header cart low pro (nice).

Tractors: Ford NH 8670 tractor 2-wd, w/ duels, 16-speed power shift CHA, 7900 hours, 3-remotes, 540 & 1000 shaft, electrical issue on 3-point arms; Ford TW30 tractor w/ cab, 2-wd, duels, 8-speed, good rubber, front weights 6K hours; Ford 5610 II 2-wd tractor 8-speed plus duel power, approx. 9K hours; Ford 8000 tractor 5300 hours on new engine, 540 & 1000 shaft, 2 remotes, 3-Pt arm issues; Ford 4600 SU tractor 8-speed, 2 remotes, 925 hours on new short block; Ford 545C Ind. tractor w/ loader 4-WD 3300 hours; Massey Harris 444 NF tractor completely restored, 3 Pt, remote, hi-low, power adj. wheels, new tires (nice).

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

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Sellers: Audrey & (Late) Henry Achenbach (Wayne Achenbach 610-730-4820)

Attorney: Jessica M. Lehman (570) 784-6770





Trucks: '09 Freightliner Classic M2 truck w/ 20' Eby alum dump body w/ 5' sides, 328K miles, 62K GVW, 6 speed auto, Cummins engine, air ride; '01 Chevy C8500 truck w/ 20' Eby alum dump bed w/ 4' sides, Cat diesel, 8 speed Fuller, 238K miles, 53K GVW; '90 Chevy Top Kick truck 5-speed w/ 7.5' x 20' dump bed, 32K GVW, 427 gas motor, 155K miles.

Farm Equipment: NH BB940P large sq baler 3' x 3' w/ applicator 43K bales; Case-IH 145MB 4-bottom auto reset 3-pt fully mounted roll over plow (nice); 2015 1-owner Kverneland RFDHC007975 Qualidisk-T 16' hyd fold (like new); JD 21' cultimulcher w/ S-tines & fold up wings; Unverferth Perfecta 21' S-tine hyd fold up field cultivator w/ rolling baskets (1-owner nice); Bush Hog 10 tooth & 14 tooth 3-Pt chisel plows; Hardie COM750 sprayer 750 gal tank & 60' hyd booms w/ foam marker, induction & fresh water tanks; Kuhn GF 5001 THA 4-Star hyd fold tedder (nice 1-owner); Kuhn GA7822 Masterdrive tandem star rake (nice); JD 1560 no till grain drill w/ front dolly, 24 disks (nice); Great Plains EWD13 grain drill 26 row double disk (nice); Kinze 2000 6-row planter w/ no till units, monitor, dry fert boxes & loading cross auger 1-owner; '14 NH H7230 discbine 540 or 1000 shaft (1-owner, nice); NH 1465 haybine 9' (1-owner, like new); NH 575 baler w/ applicator, 1/4 turn chute (1-owner very nice); NH 575 baler w/ self-contained hyd thrower (nice); NH 258 rollabar rake (1-owner nice); NH 166 inverter ground drive; 400 bu. EZ Trail 3400 bin wagon w/ 14' hyd auger on 1074 gear (nice); Killbros 500 bu bin wagon; Westfield 80-51 grain auger (nice); 8' x 25' auger as is; 30' NH elevator w/ electric motor; NH 328 manure spreader w/ end gate; Wil-Rich 6-row S-tine 3-Pt cultivator; 9' x 21' wood flat wagon w/ metal racks; (2) 9' x 18' wooden hay wagons w/ racks & 8 ton gears; (3) 8' x 16' metal wagon w/ 5' sides; (2) 8' x 14' wooden flat wagon 1-as is; 26' skeleton bale elevator; Lucknow 9' dual auger 3-Pt snow blower; Wifo hyd bale grabber; PBZ bale mover; Land Pride RC5015 bat wing mower 540 pto; BBI 10-ton stainless steel tandem axle fert spreader, needs new chain; Woods 3-Pt blade 8'; Ford 8' blade w/ hyd. turn; Vicon 3-Pt fert. spreader; pallet forks; Winpower 20KW pto generator on cart; 6' rotary grain cleaner; Ford 7' loader bucket.

Misc: 9000 gal insulated tanker trailer used for nitrogen storage; 1000 & 2200 gal. poly tanks; (5) 1500 gal. poly tanks; 500 gal diesel fuel tank w/ 20 gpm electric pump; several 300 gal totes w/ cages; hay preserver; Toro Z-Master 257 zero turn 27 hp mower 60" deck 700 hours (nice); misc tractor rims, tires & lots front weights; misc silo fill pipes; Wisconsin engine w/ Fairbanks generator on cart; 4' pallet scales as is; Arkfeld 1500 lbs scale; old buck saw & blades, cement mixer & log splitter; wooden wheelbarrow; feed cart; sleds; plastic barrels; very heavy galv. steel angles from electric tower; SS wash tanks;

Shop Items, Tools & Parts: Ingersol-Rand 55-3 vertical air compressor (like new); floor model drill press; Hyd shop press; torch set w/ tanks; Century welder; Napa battery charger; LP White 400 propane heater; Husqvarna 45 & Stihl 019T chain saws; air tank; welding table w/ vise; large floor jack; step ladder; tool box; shop vac; misc chains & binders; top links & hyd cylinders; all types shop tools like shovels, brooms, rakes, scrapers, axes, picks, pry bars, sledge hammers, bolt cutters, hyd jacks, grease guns, drills, grinders, saws, hoses, cords, wrenches, ratches, sockets sets; anvil; car ramps; lots oils, greases, sprays & cleaners; misc motors; lots new filters, belts & misc parts; organizers, & bins loaded w/ farm & equipment related parts & supplies, bolts & fasteners; misc scrap iron;

Auctioneer Notes: Excellent opportunity to purchase a large farm in Northampton Co. Excluded from preservation are the building sites, driveways and (2) 1.62 acre building lots. Lots of potential with 3 dwellings and numerous farm building and 176 acres. Online bidding available for equipment. See website for details.