

PUBLIC

Auction

**SATURDAY, MARCH 26
at 10:00 AM**

Turn off SR 45 Old Turnpike Road onto SR 235 to the Village of Laurelton.
Proceed Straight through Laurelton on SR 235 onto Lincoln Chapel Road to
1735 Lincoln Chapel Road, Millmont, Hartley Twp., Union Co., PA

193 ACRE UNION COUNTY DAIRY FARM

- 193 Acre Union County Ongoing Dairy Farm Operation
- 155 Free Stall Barn (Norbc0 Stalls & Mats) Fresh Cow Pen
- 38' x 72' Calf Barn with 34 Stalls
- 14' x 91' (549,400 gallons) Slurry Store Manure Pit with Gravity Flow Trough to Ram Pump with Automatic Alley Scrapers (Can be expanded to 28' in Height)
- 2 Harvester Silos (20' x 40', 20' x 70') with Unloaders
- 30' x 40' Insulated & Heated Workshop with 16'x18' Overhead Elect. Door
- 40' x 80'-5 Bay Cemented Wall Commodity Barn, Agricultural Outbuildings
- Dairy Barn has a Double Set of 12 Rapid Exit Milking Parlor Swinging Arms w/Automatic Take Off's & Heated Parlor Floor (needs furnace)
- 3,000 Gallon Mueller Milk Tank
- Barn has Automatic Temperature Control Curtains & 3 Huge Fans
- Observation Walk-Way; Drive-Thru Cemented Feed Alley
- 4 Diversion Terrace; Farm Fields have been tilled; 60' Water Way; Spring Fed Stream.
- Farm has Cover Crop and the New Buyer will be able to Harvest this Crop.
- 155 Tillable Acres. 10 Acres of Pasture (5 Acres w/High Tensile Fencing) Approx. 28 Acres of Woods. Clean & Green.



Property has a 3 Bedroom 2 Story Vinyl Sided Farm House Nestled in a Beautiful Country Setting. Remodeled Kitchen with Oak Yorktowne Cabinets. Kitchen is Open Concept with a Large Dining Room. Living Rm. w/Fisher Wood Burner. Home Office. Family Room. 2 Baths. Laundry Area. Open Stairway. Carpeted. Above Ground 91' Round Swimming Pool. Patio Door from Dining Room Enters onto the Deck Overlooking Back Yard with a Pleasant Setting. Covered Side Porch. 20'x40' Picnic Pavilion. House has New Foundation, Wiring & Replacement Windows. Oil Furnace. Well & Septic. Whitehorn Run meanders through the farm. **A Great Place to Appreciate Farm Life.** For Inspection call 570- 922-1578 or 570-966-2512. **Don't miss out on an opportunity to purchase this Productive Union County Dairy Farm.** Prospective Buyers may conduct various property testing at their own expense prior to sale day. No Buyers Premium. **Terms: \$25,000 down, balance within 60 days.** Taxes: \$8,701.00. To Schedule a Showing Call: 570-922-1578.

Auctioneers Note: Excellent opportunity to purchase a dairy farm in a desirable location offered by motivated sellers due to health issues. Property has many extras. The Farm Buyer will have the opportunity to purchase the current Dairy Herd, Corn Silage, High Moisture Corn & Round Bales from the Snyder's as a Separate Transaction. This Dairy Herd has Quality Components receiving Payment Every Month. An Approval Process is available through DFA for a Milk Market Contract, creating an Outstanding Opportunity to take over this Productive Dairy Farm. The Base stays with the Farm. Immediate Access to all Tillable Acreage for Spring Planting.

Joe & Annette Snyder, Owners

Attorneys: Thomas Boop, 570-286-6701

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

**Complete Listings & Photo's Available at
auctionzip.com ID# 2399 or GoToAuction.com ID#4215**

Owners & Auctioneers Not Responsible for Accidents

All Verbal Information Day of Auction Takes Precedence Over Written Advertisement

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