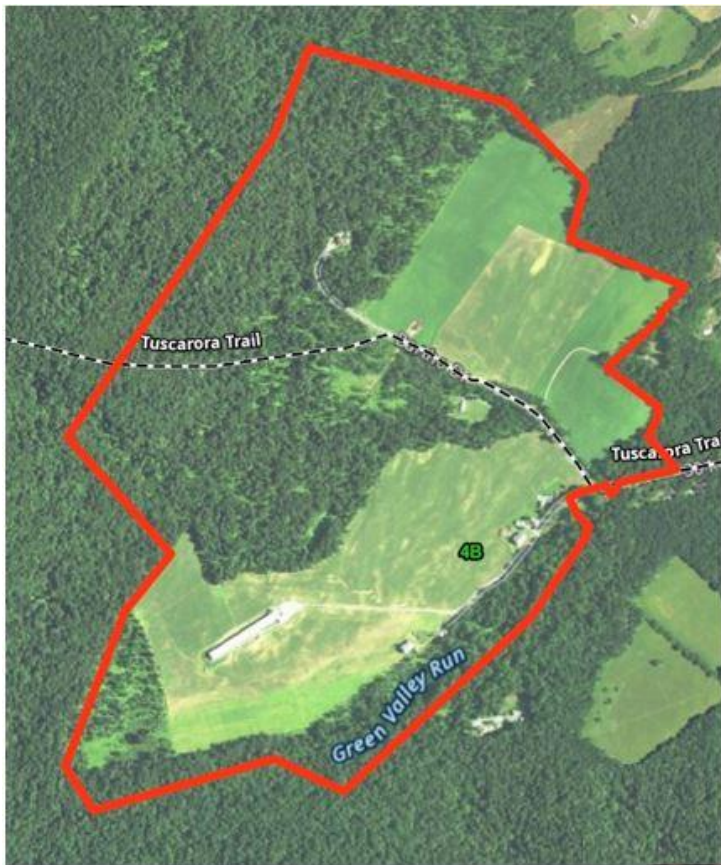


PUBLIC REAL ESTATE AUCTION

377+/- Acre Farm w/ Operating Chicken Layer House,
4 Homes, & Rustic Cabin.

Friday, March 1, 2019 @ 1:00 P. M. Snow Date: March 5 @ 1:00 P.M.

Auction Location: 291 Greens Valley Rd., Landisburg, PA 17040- Perry County
(66 & 301 Bartho Dr./241, 251 & 291 Greens Valley Rd.)



Property Description:

Rare opportunity! 377 acre farm w/ operating chicken layer house, 4 homes, & rustic cabin. Approx. 150 tillable acreage. Home #1 was the original farmhouse w/4 bedrooms, 1 full bathroom. Home #2 was built in 1966 w/ 4 bedrooms, 2 full bathrooms, 1 half bathroom & attached garage. Home #3 is a log home, built in 1996, w/5 bedrooms & 2 full bathrooms. Home #4 was built in 1965, w/ 1 bedroom & 1 full bathroom. There is also a lot with well and septic. The chicken layer house is 60'x600' that was remodeled in 2012 and has the capacity for 120,000 layers. The chicken house is currently producing for Hillandale Farms. Not in Act 319 Clean & Green.

Directions: From Rt. 850 in Landisburg turn left on S. Carlisle St./Bridgeport Rd. In 1.5 miles turn right onto Rt. 74 S. In 2.5 miles turn right on Greens Valley Road. Auction is on right.

Terms: \$150,000.00 deposit due day of auction. 2% transfer tax to be paid by the buyer. Real Estate taxes prorated from settlement day. Settlement on or before April 12, 2019. **Annual Taxes:** \$25235.00.

Attention Realtors: 1% Broker Participation offered to Realtors with a buyer. Your buyers must be preregistered 48 hr. prior to the auction.

For more details or to schedule a private showing call Jeff at 717-979-6430

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

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Auctioneer:

Jeff Fortenbaugh AU#005542

Ph. 717-979-6430

Sellers: Phillip & Diane Reisinger