

# JUNIATA/SNYDER COUNTY FARM AUCTION

Saturday April 6, 2024 @9:00 Real Estate @12:00 Noon

280.21 Acres • 13 Parcels • Home & Outbuildings

Prime River Bottom Soil • Woodland • Creek

Farm Equip • Tools • Butcher Equip

1921 Rt 104, Liverpool PA 17045 – Juniata & Snyder County



**Directions: From Rt 322 take the US 11/15 N exit towards Selinsgrove. Go for 16 miles then left on Rt 104. In 2 miles property will be on both sides of the road. Watch for signs!**

- Lot 1.** 18.33 Acres prime tillable river bottom soil with road frontage on Old Trail Rd.
- Lot 2.** 21.48 Acres prime tillable river bottom soil with road frontage on Old Trail Rd.
- Lot 3.** 18.83 Acres prime tillable river bottom soil with road frontage on Old Trail Rd.
- Lot 4.** 17.60 Acres prime tillable river bottom soil with road frontage along Rt 104.
- Lot 5.** 18.83 Acres prime tillable river bottom soil with road frontage on Rt 104. This parcel has a well.
- Lot 6.** 27.14 Acres mostly tillable with prime soil! Road frontage along Rt 104.
- Lot 7.** 9.51 Acres with a combination of tillable land & woodland. Creek frontage along Mahantango Creek. Road frontage on St Paul Rd.
- Lot 8.** 8.41 Acres with combination of tillable land & woodland. Creek frontage along Mahantango Creek. Road frontage on St Paul Rd.
- Lot 9.** 12.19 Acres with combination of tillable land & woodland. Creek frontage along Mahantango Creek. Road frontage on St Paul Rd.
- Lot 10.** 33.36 Acres of woodland. Creek frontage along Mahantango Creek. Right-of-way access through private drive.
- Residual Parcel:** 46.13 Acres featuring home & outbuildings. Land has some tillable land & woodland. Creek frontage along Mahantango Creek. Road frontage along Rt 104. Private septic & well.
- Lot 11.** 37.63 Acres of mostly tillable land with prime soil! Road frontage along Rt 104.
- Lot 12.** 10.77 Acres of mostly tillable land with prime soil! Road frontage along Rt 104.

**All parcels are pending final subdivision approval.**

**Open House Dates:** Saturday March 9 from 10-12, Tuesday March 12 from 1-3

**Terms:** 10% deposit per parcel day of auction. Buyer pays 2% transfer tax. Settlement by June 7, 2024 or before. Real estate taxes pro-rated settlement day.

**Real Estate Taxes:** \$7276 for the entire farm in 2023

For more information or a private showing on the Real Estate, contact Jake Yoder @ 717-513-5386.

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)

BEILER-CAMPBELL  
AUCTION SERVICES



AY# 002026

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**Auctioneer:** Jake Yoder AU #005851

Ph. (717)-513-5386

**Attorney:** Seth Mosebey

Ph. (717)-535-2100

**Seller:** Florence M. Hess Estate





**Tractors, Farm Equipment, ATV & Trailers:** Polaris Ranger 4x4 w/ winch showing 915 hours; Case 1840 skidloader w/ universal q-tach, 5' bucket, aux hyd, showing 1300 hours; IH Hydro 100 tractor 6462 hours; IH 544 tractor hydro drive, new rubber, weights; IH 3514 Industrial loader tractor w/ forklift attachment; IH 140 tractor; 11' wide disk; Neuero pto driven grain vacuum; IH grinder mixer; Dion forage wagon; 3-pt 7' rotary mower; 3-pt fertilizer spreader; grain cleaner; Countyline 6ft 3-Pt stone rake; 3-Pt blade; (2) 1-bottom plows; irrigation pump; flat wagon; Haban Racine chopper; large amount 3", 4" & 5" irrigation pipes, fittings & nozzles; cattle head gate; alum. loading chute; older A-frame bin building jacks; animal scales; 44' steel flat bed trailer; older 22' 5th wheel step deck trailer; JD 4 cyl engine w/ compressor; 6 cyl engine w/ turbo;

**Shop Items & Misc:** 16" Regal metal lathe; 30" table top sheet metal bender & roller; old lathe & mill w/ flat belt drive; Professional chop saw; electric hacksaw; Lincoln SP-200 stick & mig welder; welder w/ Wisconsin engine; welding table w/ hyd press; work bench w/ vise; misc older welders, tanks & welding rods; large torch cart & torch set; large hyd shop press; drill press; Bridgeport grinder; 6" jointer; Bostitch 150 psi air compressor; Schumacher 300 amp & Dayton 100 amp chargers; Stihl TS460 concrete saw; pressure washer w/ Briggs 1150 engine; old pressure washer w/ motor; stand on forklift as is; 428K btu and other heaters; chain hoist; old heavy drill press; floor jacks & ramps; saw horses; UNIX Corp. heavy duty 15:1 torque multiplier; Milwaukee 8" metal cutting saw; heavy chains; anvil; porta power; shop scales; tool chest & boxes & many hand tools like Vulcan 36" & other pipe wrenches, bearing pullers, slide hammers, large & small sledge & other hammers, punches, wrenches, socket sets, levels, saws, tap & dies, hoses & cords & much more; some battery tools; mag lites; ext. & step ladders; 10+ organizers loaded w/ fasteners; misc shop parts & supplies; misc piles lumber; misc scrap steel; (24) 4"x8"x 24' long steel I-beams; (5) 3" alum. channel 25' long; (15) 1"x3"x20' long alum ret. tube; scaffolds, pallet racks & shelves; forklift mast; child's wagons & old bicycles; (10) old snowmobiles for parts; old Suzuki Quad parts; (15+) new vintage Polaris snowmobile hoods; aluminum patrol boat & lots more unlisted

**Lawn & Garden:** Hustler Z- Zero turn mower 60" deck 585 hours; Merry Tiller w/ 8hp engine; old tiller; Stihl KM131R & Echo SRM-225 string trimmers; push lawn mower; wheelbarrows; several hundred 5 gal. buckets; baskets; gas cans; sleds; milk cans and much more

**Butcher Items:** Penna No 308 stream kettle; SS Market Forge cooker w/ table; 6' SS table w/ drawer; large SS tub on casters; 36" & 26" SS pots; SS water heater; Hobart mixer; Hobart slicer; sausage stuffer; twin tubs; frying baskets; portable propane burners & tanks; Garland cast iron stove; old freezer; 38" 24 rack honey extractor; SS Root Quality honey extractor;

**IH Tractors & Other Pcs For Parts/Scrap/Repair:** (10+) IH tractors for repair, parts or scrap including IH 656 NF, 560, 664, 544 and others; several pallet lots of misc IH tractor engine & other parts; smooth drum roller; other misc scrap.

**Many many more items not listed. Still cleaning out corners, come see what all we find. Something for everyone. For more information on personal property contact Darwin Hess @ 717-364-6603 or Harold Martin @ 717-738-4228**

**Auctioneers Note:** This farm has been in the Hess family for many years. A rare opportunity to buy prime tillable river bottom soil in a great location! Lot of potential with this farm as it also has creek frontage, and some woodland for recreational enthusiasts. Abundance of road frontage along Rt 104, St Pauls Rd, & Old Trail Rd. Farm has no zoning and no deed restrictions. All parcels have been perk tested except for woodland parcel Lot 10. Also some very nice parcels to build your dream home on. Excellent opportunity for Ag, Commercial, Recreational, or Residential buyers. Farms like this one do not come available often so do not miss this opportunity! All parcels are pending final subdivision approval. Located very close to the intersection of Rt 104 and 11/15 within seeing distance of the Susquehanna River. Only 15 minutes to Selinsgrove, 40 minutes to Harrisburg, 1 hour & 15 minutes to Lancaster. Real estate sells at 12:00 noon.

For more information, pictures and forms go to: [www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) or [www.auctionzip.com](http://www.auctionzip.com) or [www.GoToAuction.com](http://www.GoToAuction.com)

Or scan the QR code in the bottom right corner.

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