

# PUBLIC AUCTION

43.89 Acre Farm • Personal Property

Saturday October 26, 2024 @ 9:00 A.M. Real Estate @ 12:00 P.M.

280 Lower Buck Ridge Rd, Blain, PA 17006- Perry Co.



**Directions:** From I-81, take PA-74 N for 16.8 miles to PA-274 W. Turn left and go 15.8 miles. Turn left onto Lower Buck Ridge Rd and go .3 of a mile to driveway on left.

## 43.89-acre farm with house, barn, shop, and creek

- Built in 2000 with 3,300+ sq. ft. of living space
- 7 bedrooms, 2 baths, main floor laundry & custom kitchen
- Floor heating in the laundry room and bathroom
- Andersen tilt windows, DS coal stove & propane forced air heat
- Off-grid with air power supplied by a diesel air compressor
- Full walk-out basement with second kitchen
- 31x70 bank barn with 9 horse stalls, feed bin, game room and storage
- 15x15 dog kennel
- 28x40 three-bay garage/shop
- 35 acres of tillable land, currently 20 acres fenced pasture
- No chemical sprays on the land for 25+ years (ideal for organic farming)
- Shermans Creek borders the property, with deck and picnic/camping area
- Located near Tuscarora State Forest, Fowlers Hollow State Park and New Germantown Covered Bridge
- Stunning views of Big Round Top, Bowers Mt. & Conococheague Mt. with beautiful sunrise & sunset scenes

**Auctioneer Remarks:** This property is a rare find for those seeking both privacy and opportunity. The tree-lined, 900+ ft. long driveway, custom-built home, numerous outbuildings, and extensive flat, usable acreage make it an ideal location for a sustainable lifestyle. The picturesque setting along Shermans Creek offers not only practical space for farming and everyday living but also beautiful recreational opportunities. This farm provides a peaceful retreat without sacrificing functionality, making it the perfect home for raising a family or simply enjoying the best of country living.

**Open House Dates:** Tue. Oct. 1, 5-6 P.M. & Sat. Oct. 12, 1-2 P.M. For more details or a private showing call Gerald @ 717-582-6589 or Meryl @ 717-629-6036. **Terms:** \$35,000 down payment the day of the auction. Settlement on or before December 26, 2024. 2% transfer tax to be paid by the buyer. Real Estate taxes to be prorated from settlement day. Contact us for quick, convenient financing options, including down payment and bridge loans. **Annual Property Taxes:** \$4,352.79

All information provided is deemed to be accurate but not guaranteed.

**BEILER-CAMPBELL**  
AUCTION SERVICES



AY# 002026

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**Auctioneer: J. Meryl Stoltzfus**  
**AU#005403 Ph. 717-629-6036**  
**Sellers: Levi & Fannie Zook**





**Farm Items:** 6x8 dog kennel; 8x8 dog kennel; EZ whelping box; insulated enclosed whelping box (large dogs); pet carriers; Honda irrigation pump 75 psi; lots of 2" lay flat hose; 5- Kainbird irrigation sprinklers; air well pump; plow seats.

**Tack:** Steel 2 horse pole w/yoke; Quick hitch jog cart and harness; 1- horse size hitching harness- hames; 1- pony harness; dozens of horse bits; Oster air clippers; 3- horse size blankets; lots of electric fencing; lariat; bridles; collars; neckropes; halters; pair lines and much, much more.

**Tools:** Vectrax metal cutting bandsaw 7"x10" air power; Dayton 10h air compressor 2 stage; John Deere diesel 3 cylinder; Honda 3500 watt generator; old wooden extension ladder; lots of air and gas fittings (mostly brass); Shop Vac; 24" pedestal fan w/air motor.

**Mowers:** Commercial Woods walk-behind; 48" belt drive walk-behind w/Kawasaki engine; Husqvarna walk-behind.

**Outdoor:** '87 Winnebago RV, with title, engine runs; large family camping tent; metal camping chairs; 5 PVC chair carts; 200' string lights; volley ball string boundaries; Coleman camp stove; 3- 8' and 1- 6' Lifetime tables; shuffleboard table.

**Household & Collectibles:** 2 Maytag wringer washers w/air motors; 2 spinner washers w/air motors; 1 dishwasher; oak hutch; glider rocker; maple corner cabinet; La-Z-Boy recliner; 3 legged stool; oak framed mirror; rocker/swivel recliner; 2 queen-sized bedroom suites (1 maple and 1 oak); maple dry sink; curio cabinets; cherry bureau; early walnut bureau (Aunt Mary Speicher); rockers; large chests, bookshelves; blanket chest; propane light cabinet; 12-volt light cabinet; new Bosch mixer; Savory roasters; grape juice steamers; ironstone plates; pie carriers; 15 qt. large stainless canner; Denim Days figurines; milk glass; green Moon & Star; glassware; Norman Rockwell mug collection; Dietz #2 railroad lantern; lots of books- mostly true stories, very few novels (Bible readings).

Many more items not mentioned, possibly selling with 2 auctioneers. All information provided is deemed to be accurate but not guaranteed.

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) ID# 23383

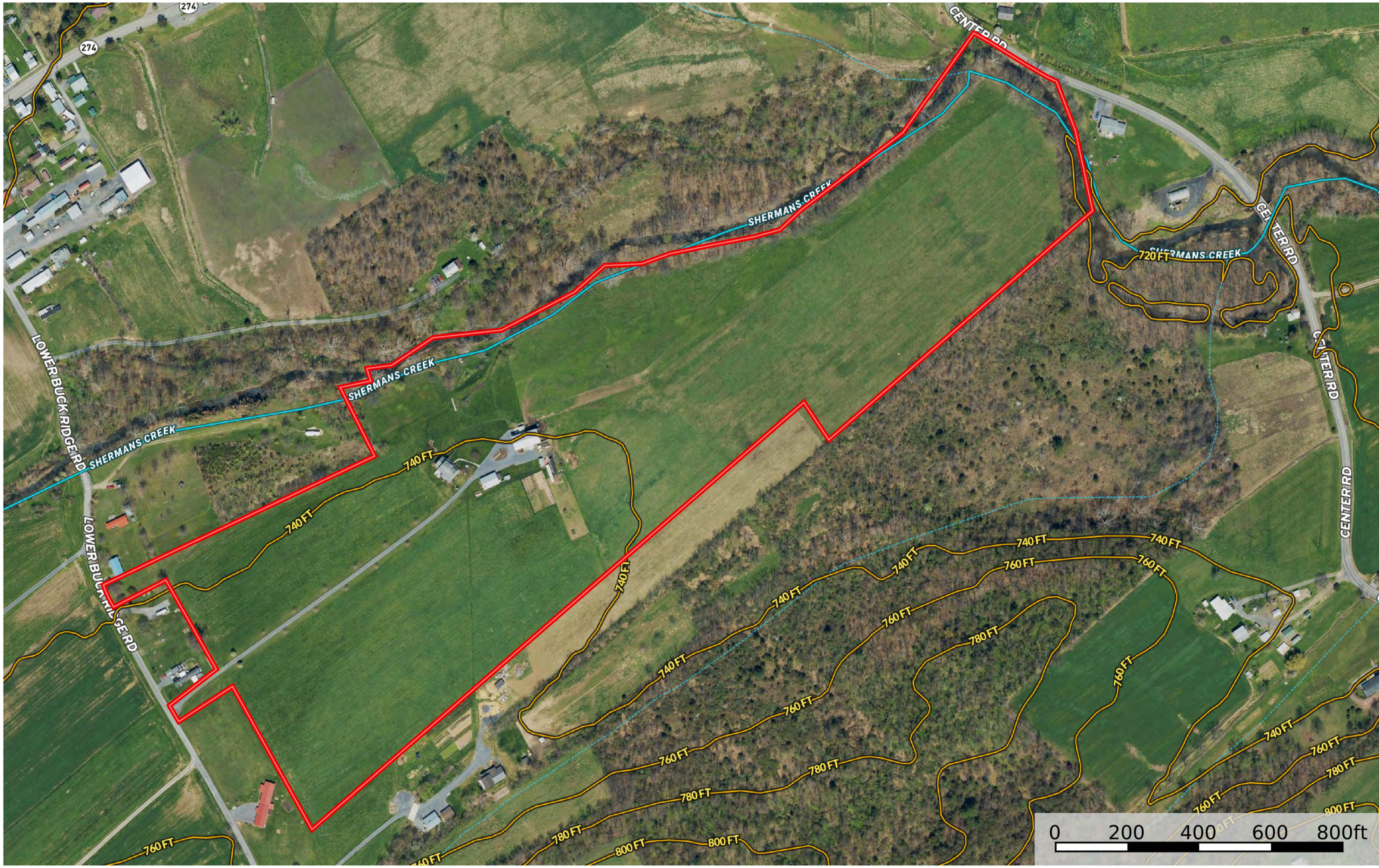




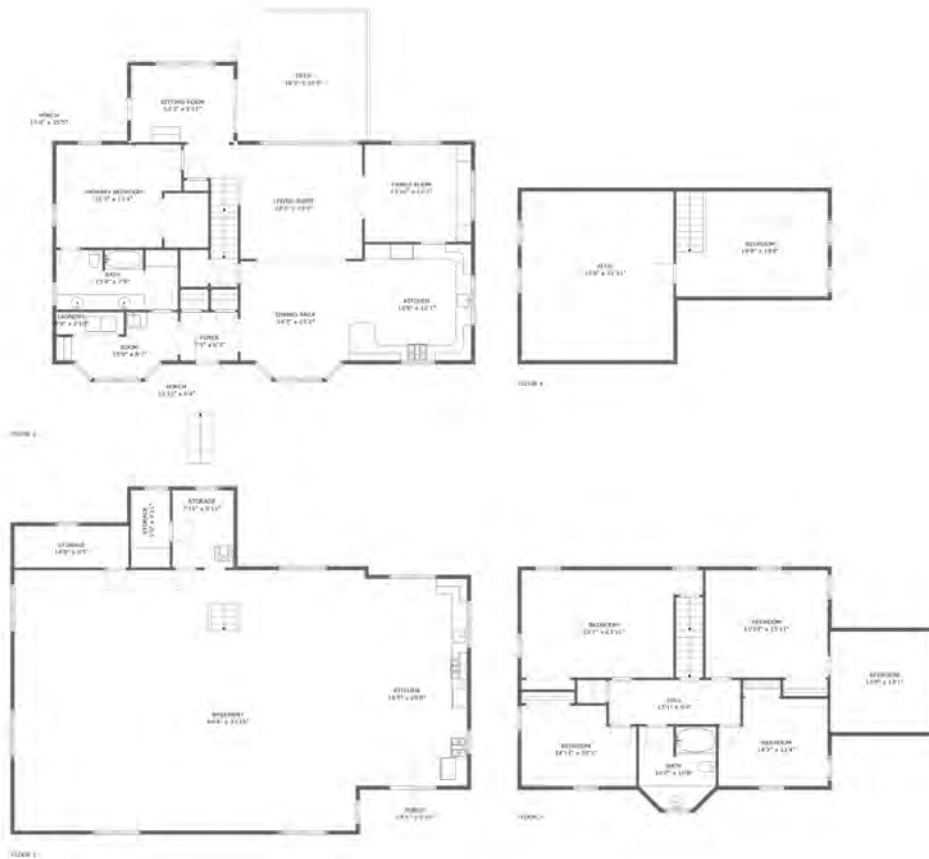


# 280 Lower Buck Ridge Rd, Blain, PA, 17006

Pennsylvania, AC +/-



# 280 Lower Buck Ridge Road, Blain, Pennsylvania 17006, United States



## Property Summary

 **0** garages

 **7** bedrooms

 **2** bathrooms

 **0** half baths

 **4** floors

 **3,303** Gross Living Area sqft

 **6,978** total sqft

# 280 Lower Buck Ridge Road, Blain, Pennsylvania 17006, United States



## Room Dimensions

Floor 1

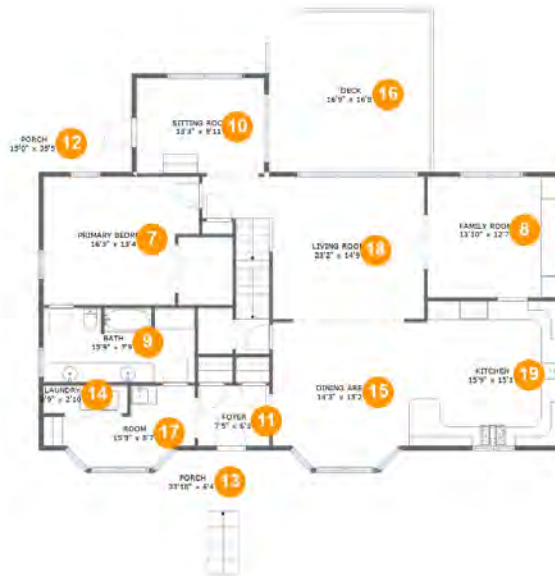
Total sqft: 2301

Living area: 0

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
1	Kitchen	14'5" x 28'0"	390 sq. ft	No
2	Storage	7'11" x 9'11"	79 sq. ft	No
3	Storage	14'9" x 5'5"	80 sq. ft	No
4	Porch	14'5" x 5'10"	84 sq. ft	No
5	Storage	5'0" x 9'11"	50 sq. ft	No
6	Basement	44'4" x 33'10"	1500 sq. ft	No



# 280 Lower Buck Ridge Road, Blain, Pennsylvania 17006, United States



## Room Dimensions

Floor 2

Total sqft: 2502

Living area: 1783

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
7	Primary Bedroom	16'3" x 13'4"	198 sq. ft	Yes
8	Family Room	13'10" x 12'7"	174 sq. ft	Yes
9	Bath	15'9" x 7'9"	122 sq. ft	Yes
10	Sitting Room	13'3" x 9'11"	132 sq. ft	Yes
11	Foyer	7'5" x 6'3"	47 sq. ft	Yes
12	Porch	15'0" x 35'5"	253 sq. ft	No
13	Porch	33'10" x 6'4"	190 sq. ft	No
14	Laundry	8'9" x 2'10"	25 sq. ft	Yes
15	Dining Area	14'3" x 15'2"	204 sq. ft	Yes
16	Deck	16'9" x 16'8"	276 sq. ft	No
17	Room	15'9" x 8'7"	90 sq. ft	Yes

Scan captured on Tue, 20 Aug 2024 02:22:34 GMT

Information is calculated by CubiCasa technology; deemed highly reliable but not guaranteed.

**280 Lower Buck Ridge Road, Blain, Pennsylvania  
17006, United States**

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
18	Living Room	23'2" x 14'9"	317 sq. ft	Yes
19	Kitchen	15'9" x 15'1"	235 sq. ft	Yes

## 280 Lower Buck Ridge Road, Blain, Pennsylvania 17006, United States



### Room Dimensions

Floor 3

Total sqft: 1405

Living area: 1314

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
20	Bedroom	13'9" x 13'1"	107 sq. ft	Yes
21	Bedroom	14'11" x 10'5"	145 sq. ft	Yes
22	Bedroom	15'10" x 13'11"	221 sq. ft	Yes
23	Hall	17'1" x 5'9"	98 sq. ft	Yes
24	Bedroom	23'7" x 13'11"	288 sq. ft	Yes
25	Bedroom	14'2" x 11'4"	149 sq. ft	Yes
26	Bath	10'0" x 10'8"	97 sq. ft	Yes

# 280 Lower Buck Ridge Road, Blain, Pennsylvania 17006, United States



## Room Dimensions

Floor 4

Total sqft: 770

Living area: 206

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
27	Attic	19'9" x 21'11"	233 sq. ft	No
28	Bedroom	19'8" x 13'8"	195 sq. ft	Yes

17615  
WW

Stamp No: 1999-002225 Consideration: 150,000  
Loc: TOBOYNE TWP Afft: N  
Commonwealth of Pennsylvania 1,500.00  
TOBOYNE TOWNSHIP 750.00  
WEST PERRY SCHOOL DISTRICT 750.00  
By: WHH Total 3,000.00

Perry County - Document Stamp  
David I Masee, Recorder  
Date 03/17/1999 Time 09:10:17 1 of 3 Pgs  
No: 1999-00013693 GEN Book 1171 Page 22

THIS DEED MADE this 12th day of March in the year nineteen hundred and ninety-nine (1999).

BETWEEN Barry J. Hollenbaugh and Judy K. Hollenbaugh, his wife, of Toboyne Township, Perry County, Pennsylvania, GRANTORS,

AND

Levi K. Zook, Jr. and Fannie B. Zook, his wife, of Lancaster County, Pennsylvania, as tenants by the entireties, GRANTEES.

WITNESSETH that in consideration of One Hundred Fifty Thousand and 00/100 (\$150,000.00) Dollars, in hand paid, the receipt whereof is hereby acknowledged, the said GRANTORS do hereby grant and convey to the said GRANTEES, their heirs and assigns,

ALL THAT CERTAIN piece, parcel and tract of land situate in Toboyne Township, Perry County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a post; thence by lands now or formerly of David Hollenbaugh, South 69 3/4 degrees West 51.8 perches to a stone; thence by the public road from New Germantown to Newburg, South 26 1/4 degrees East 46 perches to a stone, thence South 21 3/4 degrees East 6 perches to a stone; thence South 22 3/4 degrees West, 7.5 perches to a stone; thence by lands now or formerly of Clarence Kessler, North 49 1/4 degrees East 15.8 perches to a stone; thence North 55 degrees East 162.2 perches to a stone at Shermans Creek; thence up the said Creek, North 2 1/2 degrees West 14.6 perches; thence North 20 degrees West 8.48 perches; thence North 56 1/4 degrees West, 14 perches; thence South 46 3/4 degrees West 21.6 perches; thence South 61 degrees West 21.4 perches; thence South 83 3/4 degrees West 32 perches; thence South 59 degrees West 22 perches; thence South 89 1/2 degrees West 9.64 perches; thence South 67 3/4 degrees West 6.44 perches; thence South 83 1/4 degrees West 6.5 perches; thence by lands now or formerly of David Hollenbaugh, South 18 1/4 degrees East, 11.1 perches to the place of BEGINNING, containing 52 acres, 58.9

perches, more or less, and having thereon erected a two story frame dwelling house and outbuildings.

**EXCEPTING** from the above tract of land those tracts of land as follows:

1. 0.354 acres, more or less conveyed to Daniel B. Brubaker, recorded in Perry County Deed book 220 at Page 439.
2. 0.354 acres, more or less conveyed to Daniel B. Brubaker, recorded in Perry County Deed Book 224 at Page 113.
3. 0.307 acres, more or less, conveyed to Clotile J. Bast, recorded in Perry County Deed Book 224 at Page 655.
4. 0.230 acre, more or less, reserved by Sue E. Hollenbaugh, widow, in that deed recorded in Perry County Deed Book 244 Page 218.
5. 2.368 acres, more or less, reserved by Barry J. Hollenbaugh and Judy K. Hollenbaugh, his wife, shown as Lot #2 in that subdivision plan recorded in Perry County Plan Book 45 Page 196.

**BEING** the remainder of that property conveyed by deed of Sue E. Hollenbaugh, a widow, to Barry J. Hollenbaugh and Judy K. Hollenbaugh, his wife, dated June 25, 1975, and recorded in Perry County Record Book 244 Page 218.

**AND** the said Grantors will specially WARRANT AND FOREVER DEFEND the property hereby conveyed.

**IN WITNESS WHEREOF**, said Grantors have hereunto set their hands and seals as the day and year first above-written.

Sealed and delivered in the presence of:

KATHY A. MORROW  
Attorney at Law  
217 S. Carlisle Street  
P.O. Box 250  
New Bloomfield, PA 17068

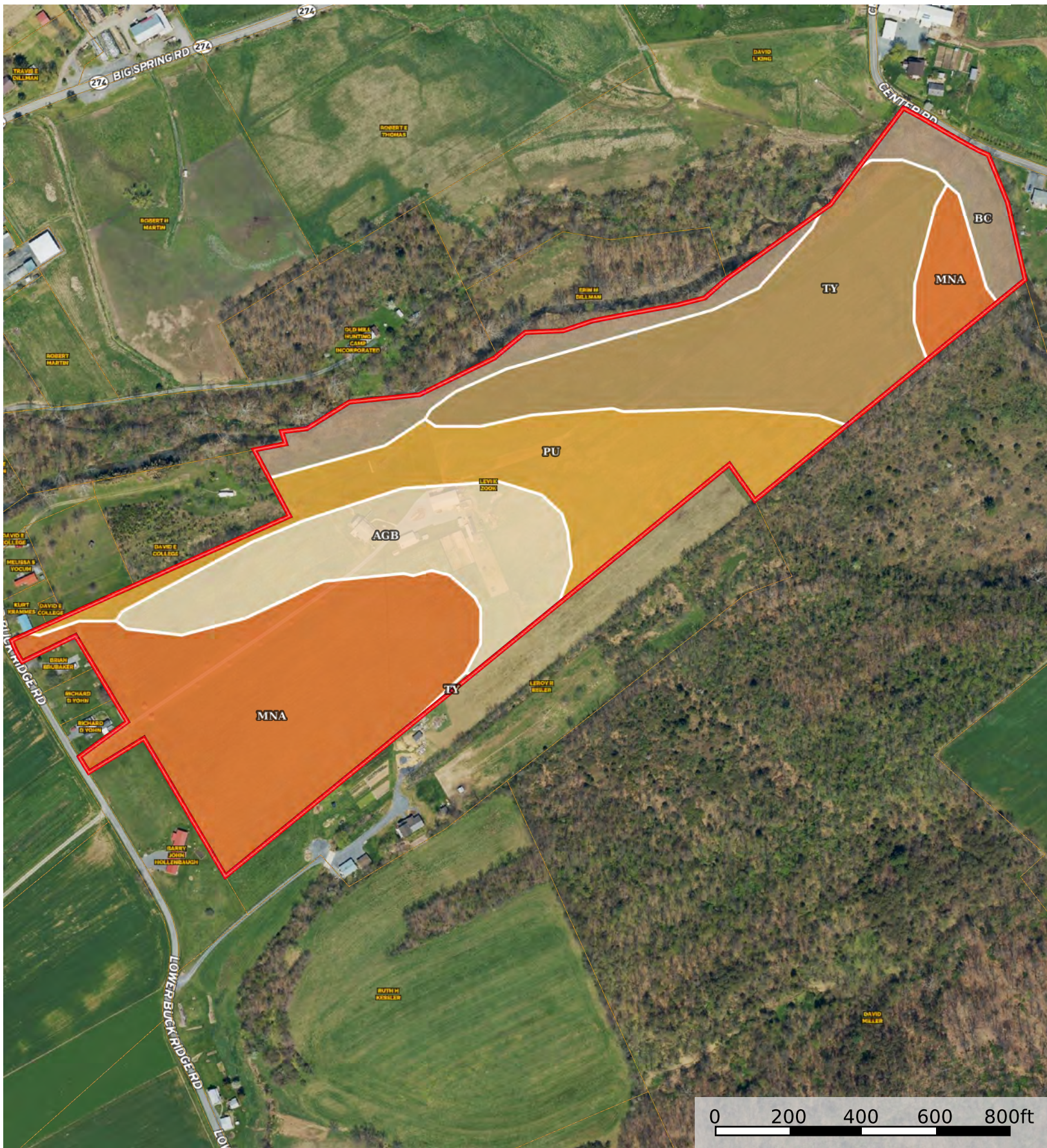
\_\_\_\_\_  
\_\_\_\_\_  
*Barry J. Hollenbaugh* (SEAL)  
*Judy K. Hollenbaugh* (SEAL)







# 280 Lower Buck Ridge Rd, Blain, PA, 17006 Pennsylvania, AC +/-



 Boundary

Boundary 41.05 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
MnA	Monongahela silt loam, 0 to 3 percent slopes	12.88	31.38	0	46	2w
Ty	Tyler silt loam	9.68	23.59	0	47	3w
Pu	Purdy silt loam	7.92	19.3	0	58	4w
AgB	Allegheny silt loam, 3 to 8 percent slopes	6.38	15.55	0	61	2e
Bc	Basher soils	4.19	10.21	0	50	2w
TOTALS		41.05(*)	100%	-	51.3	2.62

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



**SELLER'S PROPERTY DISCLOSURE STATEMENT**

**SPD**

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR).

1 **PROPERTY** 280 Lower Buck Ridge Rd  
2 **SELLER** Levi K Cook Jr

**INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW**

4 The Real Estate Seller Disclosure Law (68 P.S. §7301, et seq.) requires that before an agreement of sale is signed, the seller in a residential  
5 real estate transfer must disclose all known **material defects** about the property being sold that are not readily observable. A **material defect**  
6 is a problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or  
7 that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is at or beyond the end  
8 of its normal useful life is not by itself a material defect.

9 This property disclosure statement ("Statement") includes disclosures beyond the basic requirements of the Law and is designed to assist  
10 Seller in complying with disclosure requirements and to assist Buyer in evaluating the property being considered. Sellers who wish to see  
11 or use the basic disclosure form can find the form on the website of the Pennsylvania State Real Estate Commission. Neither this Statement  
12 nor the basic disclosure form limits Seller's obligation to disclose a material defect.

13 This Statement discloses Seller's knowledge of the condition of the Property as of the date signed by Seller and **is not a substitute for any**  
14 **inspections or warranties** that Buyer may wish to obtain. **This Statement is not a warranty of any kind by Seller or a warranty or rep-**  
15 **resentation by any listing real estate broker, any selling real estate broker, or their licensees.** Buyer is encouraged to address concerns  
16 about the condition of the Property that may not be included in this Statement.

17 **The Law provides exceptions (listed below) where a property disclosure statement does not have to be completed. All other sellers**  
18 **are obligated to complete a property disclosure statement, even if they do not occupy or have never occupied the Property.**

- 19 1. Transfers by a fiduciary during the administration of a decedent estate, guardianship, conservatorship or trust.
- 20 2. Transfers as a result of a court order.
- 21 3. Transfers to a mortgage lender that results from a buyer's default and subsequent foreclosure sales that result from default.
- 22 4. Transfers from a co-owner to one or more other co-owners.
- 23 5. Transfers made to a spouse or direct descendant.
- 24 6. Transfers between spouses as a result of divorce, legal separation or property settlement.
- 25 7. Transfers by a corporation, partnership or other association to its shareholders, partners or other equity owners as part of a plan of  
26 liquidation.
- 27 8. Transfers of a property to be demolished or converted to non-residential use.
- 28 9. Transfers of unimproved real property.
- 29 10. Transfers of new construction that has never been occupied and:
  - 30 a. The buyer has received a one-year warranty covering the construction;
  - 31 b. The building has been inspected for compliance with the applicable building code or, if none, a nationally recognized model  
32 building code; and
  - 33 c. A certificate of occupancy or a certificate of code compliance has been issued for the dwelling.

**COMMON LAW DUTY TO DISCLOSE**

34 Although the provisions of the Real Estate Seller Disclosure Law exclude some transfers from the requirement of completing a disclo-  
35 sure statement, the Law does not excuse the seller's common law duty to disclose any known material defect(s) of the Property in order  
36 to avoid fraud, misrepresentation or deceit in the transaction. **This duty continues until the date of settlement.**

**EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK**

38 According to the provisions of the Real Estate Seller Disclosure Law, the undersigned executor, administrator or trustee is not required  
39 to fill out a Seller's Property Disclosure Statement. **The executor, administrator or trustee, must, however, disclose any known**  
40 **material defect(s) of the Property.**

41 \_\_\_\_\_ DATE \_\_\_\_\_  
42

43 **Seller's Initials** LK **Date** 8/22

**SPD Page 1 of 11** **Buyer's Initials** FIC **Date** 8/22/24



UNK = unknown

Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

**1. SELLER'S EXPERTISE**

(A) Does Seller possess expertise in contracting, engineering, architecture, environmental assessment or other areas related to the construction and conditions of the Property and its improvements?

(B) Is Seller the landlord for the Property?

(C) Is Seller a real estate licensee?

Explain any "yes" answers in Section 1: \_\_\_\_\_

	Yes	No	Unk	N/A
A		X		
B		X		
C		X		

**2. OWNERSHIP/OCCUPANCY**

**(A) Occupancy**

- When was the Property most recently occupied? \_\_\_\_\_
- By how many people? 4 2024
- Was Seller the most recent occupant?
- If "no," when did Seller most recently occupy the Property? \_\_\_\_\_

**(B) Role of Individual Completing This Disclosure.** Is the individual completing this form:

- The owner
- The executor or administrator
- The trustee
- An individual holding power of attorney

(C) When was the Property acquired? 1999

(D) List any animals that have lived in the residence(s) or other structures during your ownership: \_\_\_\_\_

horses dogs goats sheep cats

Explain Section 2 (if needed): \_\_\_\_\_

	Yes	No	Unk	N/A
A1				
A2				
A3	X			
A4				
B1	X			
B2	X			
B3	X			
B4	X			
C				

**3. CONDOMINIUMS/PLANNED COMMUNITIES/HOMEOWNERS ASSOCIATIONS**

(A) Disclosures for condominiums and cooperatives are limited to Seller's particular unit(s). Disclosures regarding common areas or facilities are not required by the Real Estate Seller Disclosure Law.

**(B) Type.** Is the Property part of a(n):

- Condominium
- Homeowners association or planned community
- Cooperative
- Other type of association or community \_\_\_\_\_

(C) If "yes," how much are the fees? \$ \_\_\_\_\_, paid ( Monthly)( Quarterly)( Yearly)

(D) If "yes," are there any community services or systems that the association or community is responsible for supporting or maintaining? Explain: \_\_\_\_\_

**(E) If "yes," provide the following information:**

- Community Name \_\_\_\_\_
- Contact \_\_\_\_\_
- Mailing Address \_\_\_\_\_
- Telephone Number \_\_\_\_\_

(F) How much is the capital contribution/initiation fee(s)? \$ \_\_\_\_\_

	Yes	No	Unk	N/A
B1		X		
B2		X		
B3		X		
B4		X		
C				
D				
E1				
E2				
E3				
E4				
F				

**Notice to Buyer:** A buyer of a resale unit in a condominium, cooperative, or planned community must receive a copy of the declaration (other than the plats and plans), the by-laws, the rules or regulations, and a certificate of resale issued by the association, condominium, cooperative, or planned community. Buyers may be responsible for capital contributions, initiation fees or similar one-time fees in addition to regular maintenance fees. The buyer will have the option of canceling the agreement with the return of all deposit monies until the certificate has been provided to the buyer and for five days thereafter or until conveyance, whichever occurs first.

**4. ROOFS AND ATTIC**

**(A) Installation**

- When was or were the roof or roofs installed? 1999
- Do you have documentation (invoice, work order, warranty, etc.)?

**(B) Repair**

- Was the roof or roofs or any portion of it or them replaced or repaired during your ownership?
- If it or they were replaced or repaired, were any existing roofing materials removed?

**(C) Issues**

- Has the roof or roofs ever leaked during your ownership?
- Have there been any other leaks or moisture problems in the attic?
- Are you aware of any past or present problems with the roof(s), attic, gutters, flashing or downspouts?

	Yes	No	Unk	N/A
A1				
A2				
B1		X		
B2		X		
C1		X		
C2		X		
C3		X		

Seller's Initials LR Date 8/22 SPD Page 2 of 11 Buyer's Initials FIZ Date 8/22/24

Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

Explain any "yes" answers in Section 4. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date they were done: \_\_\_\_\_

**5. BASEMENTS AND CRAWL SPACES**

**(A) Sump Pump**

1. Does the Property have a sump pit? If "yes," how many? \_\_\_\_\_
2. Does the Property have a sump pump? If "yes," how many? \_\_\_\_\_
3. If it has a sump pump, has it ever run?
4. If it has a sump pump, is the sump pump in working order?

	Yes	No	Unk	N/A
A1		X		
A2		X		
A3				
A4				
B1		X		
B2		X		
B3		X		

**(B) Water Infiltration**

1. Are you aware of any past or present water leakage, accumulation, or dampness within the basement or crawl space?
2. Do you know of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?
3. Are the downspouts or gutters connected to a public sewer system?

Explain any "yes" answers in Section 5. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date they were done: \_\_\_\_\_

**6. TERMITES/WOOD-DESTROYING INSECTS, DRYROT, PESTS**

**(A) Status**

1. Are you aware of past or present dryrot, termites/wood-destroying insects or other pests on the Property?
2. Are you aware of any damage caused by dryrot, termites/wood-destroying insects or other pests?

	Yes	No	Unk	N/A
A1		X		
A2		X		
B1		X		
B2		X		

**(B) Treatment**

1. Is the Property currently under contract by a licensed pest control company?
2. Are you aware of any termite/pest control reports or treatments for the Property?

Explain any "yes" answers in Section 6. Include the name of any service/treatment provider, if applicable: \_\_\_\_\_

**7. STRUCTURAL ITEMS**

- (A) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, or other structural components?
- (B) Are you aware of any past or present problems with driveways, walkways, patios or retaining walls on the Property?
- (C) Are you aware of any past or present water infiltration in the house or other structures, other than the roof(s), basement or crawl space(s)?
- (D) **Stucco and Exterior Synthetic Finishing Systems**
  1. Is any part of the Property constructed with stucco or an Exterior Insulating Finishing System (EIFS) such as Dryvit or synthetic stucco, synthetic brick or synthetic stone?
  2. If "yes," indicate type(s) and location(s) \_\_\_\_\_
  3. If "yes," provide date(s) installed \_\_\_\_\_
- (E) Are you aware of any fire, storm/weather-related, water, hail or ice damage to the Property?
- (F) Are you aware of any defects (including stains) in flooring or floor coverings?

	Yes	No	Unk	N/A
A		X		
B		X		
C		X		
D1		X		
D2				
D3				
E		X		
F		X		

Explain any "yes" answers in Section 7. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date the work was done: \_\_\_\_\_

**8. ADDITIONS/ALTERATIONS**

- (A) Have any additions, structural changes or other alterations (including remodeling) been made to the Property during your ownership? Itemize and date all additions/alterations below.

Yes	No	Unk	N/A
	X		

Addition, structural change or alteration (continued on following page)	Approximate date of work	Were permits obtained? (Yes/No/Unk/NA)	Final inspections/ approvals obtained? (Yes/No/Unk/NA)

Seller's Initials WZ Date 8/22/24 SPD Page 3 of 11 Buyer's Initials FIZ Date 8/22/24

Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

Addition, structural change or alteration	Approximate date of work	Were permits obtained? (Yes/No/Unk/NA)	Final inspections/ approvals obtained? (Yes/No/Unk/NA)

A sheet describing other additions and alterations is attached.

(B) Are you aware of any private or public architectural review control of the Property other than zoning codes? If "yes," explain: \_\_\_\_\_

Yes	No	Unk	N/A
	X		

**Note to Buyer:** The PA Construction Code Act, 35 P.S. §7210 et seq. (effective 2004), and local codes establish standards for building and altering properties. Buyers should check with the municipality to determine if permits and/or approvals were necessary for disclosed work and if so, whether they were obtained. Where required permits were not obtained, the municipality might require the current owner to upgrade or remove changes made by the prior owners. Buyers can have the Property inspected by an expert in codes compliance to determine if issues exist. Expanded title insurance policies may be available for Buyers to cover the risk of work done to the Property by previous owners without a permit or approval.

**Note to Buyer:** According to the PA Stormwater Management Act, each municipality must enact a Storm Water Management Plan for drainage control and flood reduction. The municipality where the Property is located may impose restrictions on impervious or semi-pervious surfaces added to the Property. Buyers should contact the local office charged with overseeing the Stormwater Management Plan to determine if the prior addition of impervious or semi-pervious areas, such as walkways, decks, and swimming pools, might affect your ability to make future changes.

**9. WATER SUPPLY**

(A) Source. Is the source of your drinking water (check all that apply):

- Public
- A well on the Property
- Community water
- A holding tank
- A cistern
- A spring
- Other \_\_\_\_\_
- If no water service, explain: \_\_\_\_\_

(B) General

- When was the water supply last tested? \_\_\_\_\_  
Test results: \_\_\_\_\_
- Is the water system shared?  
If "yes," is there a written agreement?
- Do you have a softener, filter or other conditioning system?
- Is the softener, filter or other treatment system leased? From whom? \_\_\_\_\_
- If your drinking water source is not public, is the pumping system in working order? If "no," explain: \_\_\_\_\_

(C) Bypass Valve (for properties with multiple sources of water)

- Does your water source have a bypass valve?
- If "yes," is the bypass valve working?

(D) Well

- Has your well ever run dry?
- Depth of well \_\_\_\_\_
- Gallons per minute: \_\_\_\_\_, measured on (date) \_\_\_\_\_
- Is there a well that is used for something other than the primary source of drinking water?  
If "yes," explain domestic
- If there is an unused well, is it capped?

	Yes	No	Unk	N/A
A1		X		
A2	X			
A3		X		
A4		X		
A5		X		
A6		X		
A7		X		
B1				X
B2		X		X
B3				X
B4	X			
B5		X		
B6				
C1		X		
C2				
D1		X		
D2				X
D3				X
D4	X			
D5				

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Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

(E) Issues

1. Are you aware of any leaks or other problems, past or present, relating to the water supply, pumping system and related items?
2. Have you ever had a problem with your water supply?

	Yes	No	Unk	N/A
E1		X		
E2		X		

Explain any problem(s) with your water supply. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date the work was done:

10. SEWAGE SYSTEM

(A) General

1. Is the Property served by a sewage system (public, private or community)?
2. If "no," is it due to unavailability or permit limitations?
3. When was the sewage system installed (or date of connection, if public)?
4. Name of current service provider, if any:

	Yes	No	Unk	N/A
A1	X			
A2				
A3			X	
A4				X

(B) Type Is your Property served by:

1. Public
2. Community (non-public)
3. An individual on-lot sewage disposal system
4. Other, explain:

B1		X		
B2		X		
B3	X			
B4				

(C) Individual On-lot Sewage Disposal System. (check all that apply):

1. Is your sewage system within 100 feet of a well?
2. Is your sewage system subject to a ten-acre permit exemption?
3. Does your sewage system include a holding tank?
4. Does your sewage system include a septic tank?
5. Does your sewage system include a drainfield?
6. Does your sewage system include a sandmound?
7. Does your sewage system include a cesspool?
8. Is your sewage system shared?
9. Is your sewage system any other type? Explain:
10. Is your sewage system supported by a backup or alternate system?

C1		X		
C2	X			
C3		X		
C4	X			
C5	X			
C6		X		
C7		X		
C8		X		
C9		X		
C10		X		

(D) Tanks and Service

1. Are there any metal/steel septic tanks on the Property?
2. Are there any cement/concrete septic tanks on the Property?
3. Are there any fiberglass septic tanks on the Property?
4. Are there any other types of septic tanks on the Property? Explain
5. Where are the septic tanks located? by the house
6. When were the tanks last pumped and by whom? 2023

D1		X		
D2	X	X		
D3		X		
D4		X		
D5				
D6				X

(E) Abandoned Individual On-lot Sewage Disposal Systems and Septic

1. Are you aware of any abandoned septic systems or cesspools on the Property?
2. If "yes," have these systems, tanks or cesspools been closed in accordance with the municipality's ordinance?

E1		X		
E2				

(F) Sewage Pumps

1. Are there any sewage pumps located on the Property?
2. If "yes," where are they located?
3. What type(s) of pump(s)?
4. Are pump(s) in working order?
5. Who is responsible for maintenance of sewage pumps?

F1		X		
F2				
F3				
F4				

(G) Issues

1. How often is the on-lot sewage disposal system serviced?
2. When was the on-lot sewage disposal system last serviced and by whom?
3. Is any waste water piping not connected to the septic/sewer system?
4. Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items?

G1				
G2				
G3		X		
G4		X		

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275 **Check yes, no, unknown (unk) or not applicable (N/A) for each question.** Be sure to check N/A when a question does not apply to the  
 276 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

277 **Explain any "yes" answers in Section 10. Include the location and extent of any problem(s) and any repair or remediation ef-**  
 278 **forts, the name of the person or company who did the repairs and the date the work was done:** \_\_\_\_\_  
 279 \_\_\_\_\_

280 **11. PLUMBING SYSTEM**

281 (A) **Material(s).** Are the plumbing materials (check all that apply):

- 282 1. Copper
- 283 2. Galvanized
- 284 3. Lead
- 285 4. PVC
- 286 5. Polybutylene pipe (PB)
- 287 6. Cross-linked polyethylene (PEX)
- 288 7. Other \_\_\_\_\_

	Yes	No	Unk	N/A
A1		<input checked="" type="checkbox"/>		
A2		<input checked="" type="checkbox"/>		
A3		<input checked="" type="checkbox"/>		
A4	<input checked="" type="checkbox"/>			
A5		<input checked="" type="checkbox"/>		
A6		<input checked="" type="checkbox"/>		
A7			<input checked="" type="checkbox"/>	
B		<input checked="" type="checkbox"/>		

289 (B) Are you aware of any past or present problems with any of your plumbing fixtures (e.g., including but  
 290 not limited to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)?  
 291 If "yes," explain: \_\_\_\_\_  
 292 \_\_\_\_\_

293 **12. DOMESTIC WATER HEATING**

294 (A) **Type(s).** Is your water heating (check all that apply):

- 295 1. Electric
- 296 2. Natural gas
- 297 3. Fuel oil
- 298 4. Propane
- 299 If "yes," is the tank owned by Seller?
- 300 5. Solar
- 301 If "yes," is the system owned by Seller?
- 302 6. Geothermal
- 303 7. Other \_\_\_\_\_

	Yes	No	Unk	N/A
A1		<input checked="" type="checkbox"/>		
A2		<input checked="" type="checkbox"/>		
A3		<input checked="" type="checkbox"/>		
A4	<input checked="" type="checkbox"/>			
A5		<input checked="" type="checkbox"/>		
A6		<input checked="" type="checkbox"/>		
A7				
B1				
B2				
B3		<input checked="" type="checkbox"/>		
C		<input checked="" type="checkbox"/>		

304 (B) **System(s)**  
 305 1. How many water heaters are there? 1  
 306 Tanks \_\_\_\_\_ Tankless \_\_\_\_\_  
 307 2. When were they installed? 2023  
 308 3. Is your water heater a summer/winter hook-up (integral system, hot water from the boiler, etc.)?

309 (C) Are you aware of any problems with any water heater or related equipment?  
 310 If "yes," explain: \_\_\_\_\_  
 311 \_\_\_\_\_

312 **13. HEATING SYSTEM**

313 (A) **Fuel Type(s).** Is your heating source (check all that apply):

- 314 1. Electric
- 315 2. Natural gas
- 316 3. Fuel oil
- 317 4. Propane
- 318 If "yes," is the tank owned by Seller?
- 319 5. Geothermal
- 320 6. Coal
- 321 7. Wood
- 322 8. Solar shingles or panels
- 323 If "yes," is the system owned by Seller?
- 324 9. Other: \_\_\_\_\_

	Yes	No	Unk	N/A
A1		<input checked="" type="checkbox"/>		
A2		<input checked="" type="checkbox"/>		
A3		<input checked="" type="checkbox"/>		
A4		<input checked="" type="checkbox"/>		
A5	<input checked="" type="checkbox"/>			
A6	<input checked="" type="checkbox"/>			
A7		<input checked="" type="checkbox"/>		
A8		<input checked="" type="checkbox"/>		
A9				
B1		<input checked="" type="checkbox"/>		
B2		<input checked="" type="checkbox"/>		
B3		<input checked="" type="checkbox"/>		
B4		<input checked="" type="checkbox"/>		
B5		<input checked="" type="checkbox"/>		
B6		<input checked="" type="checkbox"/>		
B7		<input checked="" type="checkbox"/>		

325 (B) **System Type(s)** (check all that apply):

- 326 1. Forced hot air
- 327 2. Hot water
- 328 3. Heat pump
- 329 4. Electric baseboard
- 330 5. Steam
- 331 6. Radiant flooring
- 332 7. Radiant ceiling



334 **Check yes, no, unknown (unk) or not applicable (N/A) for each question.** Be sure to check N/A when a question does not apply to the  
 335 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

		Yes	No	Unk	N/A
336	8. Pellet stove(s)		X		
337	How many and location? _____				
338	9. Wood stove(s)		X		
339	How many and location? _____				
340	10. Coal stove(s)	X			
341	How many and location? _____				
342	11. Wall-mounted split system(s)		X		
343	How many and location? _____				
344	12. Other: _____				
345	13. If multiple systems, provide locations _____				
346	_____				
347	<b>(C) Status</b>				
348	1. Are there any areas of the house that are not heated?		X		
349	If "yes," explain: _____				
350	2. How many heating zones are in the Property? _____				
351	3. When was each heating system(s) or zone installed? _____				X
352	4. When was the heating system(s) last serviced? _____				X
353	5. Is there an additional and/or backup heating system? If "yes," explain: <u>propane heater</u>	X			
354	_____				
355	6. Is any part of the heating system subject to a lease, financing or other agreement?		X		
356	If "yes," explain: _____				
357	<b>(D) Fireplaces and Chimneys</b>				
358	1. Are there any fireplaces? How many? _____		X		
359	2. Are all fireplaces working?		X		
360	3. Fireplace types (wood, gas, electric, etc.): _____				
361	4. Was the fireplace(s) installed by a professional contractor or manufacturer's representative?				
362	5. Are there any chimneys (from a fireplace, water heater or any other heating system)?				
363	6. How many chimneys? _____				
364	7. When were they last cleaned? _____				
365	8. Are the chimneys working? If "no," explain: _____	X			
366	<b>(E) Fuel Tanks</b>				
367	1. Are you aware of any heating fuel tank(s) on the Property?		X		
368	2. Location(s), including underground tank(s): _____				
369	3. If you do not own the tank(s), explain: _____				
370	<b>(F) Are you aware of any problems or repairs needed regarding any item in Section 13? If "yes,"</b>				
371	<b>explain:</b> _____				
372	<b>14. AIR CONDITIONING SYSTEM</b>				
373	<b>(A) Type(s).</b> Is the air conditioning (check all that apply):				
374	1. Central air		X		
375	a. How many air conditioning zones are in the Property? _____				
376	b. When was each system or zone installed? _____				
377	c. When was each system last serviced? _____				
378	2. Wall units		X		
379	How many and the location? _____				
380	3. Window units		X		
381	How many? _____				
382	4. Wall-mounted split units		X		
383	How many and the location? _____				
384	5. Other _____		X		
385	6. None				
386	<b>(B) Are there any areas of the house that are not air conditioned?</b>	X			
387	If "yes," explain: <u>there is no air conditioning</u>				
388	<b>(C) Are you aware of any problems with any item in Section 14? If "yes," explain:</b> _____		X		
389	_____				

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unk

Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

15. ELECTRICAL SYSTEM

(A) Type(s)

- 1. Does the electrical system have fuses?
2. Does the electrical system have circuit breakers?
3. Is the electrical system solar powered?
a. If "yes," is it entirely or partially solar powered?
b. If "yes," is any part of the system subject to a lease, financing or other agreement? If "yes," explain:

- (B) What is the system amperage?
(C) Are you aware of any knob and tube wiring in the Property?
(D) Are you aware of any problems or repairs needed in the electrical system? If "yes," explain:

Grid for Section 15 with columns Yes, No, Unk, N/A and rows A1, A2, A3, 3a, 3b, B, C, D.

16. OTHER EQUIPMENT AND APPLIANCES

(A) THIS SECTION IS INTENDED TO IDENTIFY PROBLEMS OR REPAIRS and must be completed for each item that will, or may, be included with the Property. The terms of the Agreement of Sale negotiated between Buyer and Seller will determine which items, if any, are included in the purchase of the Property. THE FACT THAT AN ITEM IS LISTED DOES NOT MEAN IT IS INCLUDED IN THE AGREEMENT OF SALE.

(B) Are you aware of any problems or repairs needed to any of the following:

Table with columns Item, Yes, No, N/A and rows for various items like A/C window units, Attic fan(s), Awnings, Carbon monoxide detectors, etc.

(C) Explain any "yes" answers in Section 16:

17. POOLS, SPAS AND HOT TUBS

(A) Is there a swimming pool on the Property? If "yes,":

- 1. Above-ground or in-ground?
2. Saltwater or chlorine?
3. If heated, what is the heat source?
4. Vinyl-lined, fiberglass or concrete-lined?
5. What is the depth of the swimming pool?
6. Are you aware of any problems with the swimming pool?
7. Are you aware of any problems with any of the swimming pool equipment (cover, filter, ladder, lighting, pump, etc.)?

(B) Is there a spa or hot tub on the Property?

- 1. Are you aware of any problems with the spa or hot tub?
2. Are you aware of any problems with any of the spa or hot tub equipment (steps, lighting, jets, cover, etc.)?

(C) Explain any problems in Section 17:

Grid for Section 17 with columns Yes, No, Unk, N/A and rows A, A1, A2, A3, A4, A5, A6, A7, B, B1, B2.

Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

18. WINDOWS

- (A) Have any windows or skylights been replaced during your ownership of the Property?
- (B) Are you aware of any problems with the windows or skylights?

	Yes	No	Unk	N/A
A		X		
B	X			

Explain any "yes" answers in Section 18. Include the location and extent of any problem(s) and any repair, replacement or remediation efforts, the name of the person or company who did the repairs and the date the work was done: Some windows need replaced

19. LAND/SOILS

(A) Property

1. Are you aware of any fill or expansive soil on the Property?
2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, sinkholes or earth stability problems that have occurred on or affect the Property?
3. Are you aware of sewage sludge (other than commercially available fertilizer products) being spread on the Property?
4. Have you received written notice of sewage sludge being spread on an adjacent property?
5. Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations on the Property?

	Yes	No	Unk	N/A
A1		X		
A2		X		
A3		X		
A4		X		
A5		X		

*Note to Buyer: The Property may be subject to mine subsidence damage. Maps of the counties and mines where mine subsidence damage may occur and further information on mine subsidence insurance are available through Department of Environmental Protection Mine Subsidence Insurance Fund, (800) 922-1678 or ra-epmsi@pa.gov.*

(B) Preferential Assessment and Development Rights

Is the Property, or a portion of it, preferentially assessed for tax purposes, or subject to limited development rights under the:

1. Farmland and Forest Land Assessment Act - 72 P.S. §5490.1, et seq. (Clean and Green Program)
2. Open Space Act - 16 P.S. §11941, et seq.
3. Agricultural Area Security Law - 3 P.S. §901, et seq. (Development Rights)
4. Any other law/program:

	Yes	No	Unk	N/A
B1	X			
B2				
B3		X		
B4				

*Note to Buyer: Pennsylvania has enacted the Right to Farm Act (3 P.S. § 951-957) in an effort to limit the circumstances under which agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged to investigate whether any agricultural operations covered by the Act operate in the vicinity of the Property.*

(C) Property Rights

Are you aware of the transfer, sale and/or lease of any of the following property rights (by you or a previous owner of the Property):

1. Timber
2. Coal
3. Oil
4. Natural gas
5. Mineral or other rights (such as farming rights, hunting rights, quarrying rights) Explain:

	Yes	No	Unk	N/A
C1		X		
C2		X		
C3		X		
C4		X		
C5		X		

*Note to Buyer: Before entering into an agreement of sale, Buyer can investigate the status of these rights by, among other means, engaging legal counsel, obtaining a title examination of unlimited years and searching the official records in the county Office of the Recorder of Deeds, and elsewhere. Buyer is also advised to investigate the terms of any existing leases, as Buyer may be subject to terms of those leases.*

Explain any "yes" answers in Section 19:

20. FLOODING, DRAINAGE AND BOUNDARIES

(A) Flooding/Drainage

1. Is any part of this Property located in a wetlands area?
2. Is the Property, or any part of it, designated a Special Flood Hazard Area (SFHA)?
3. Do you maintain flood insurance on this Property?
4. Are you aware of any past or present drainage or flooding problems affecting the Property?
5. Are you aware of any drainage or flooding mitigation on the Property?
6. Are you aware of the presence on the Property of any man-made feature that temporarily or permanently conveys or manages storm water, including any basin, pond, ditch, drain, swale, culvert, pipe or other feature?
7. If "yes," are you responsible for maintaining or repairing that feature which conveys or manages storm water for the Property?

	Yes	No	Unk	N/A
A1		X		
A2		X		
A3		X		
A4		X		
A5		X		
A6		X		
A7				

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Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

Explain any "yes" answers in Section 20(A). Include dates, the location and extent of flooding and the condition of any man-made storm water management features: \_\_\_\_\_

(B) Boundaries

1. Are you aware of encroachments, boundary line disputes, or easements affecting the Property?
2. Is the Property accessed directly (without crossing any other property) by or from a public road?
3. Can the Property be accessed from a private road or lane?
  - a. If "yes," is there a written right of way, easement or maintenance agreement?
  - b. If "yes," has the right of way, easement or maintenance agreement been recorded?
4. Are you aware of any shared or common areas (driveways, bridges, docks, walls, etc.) or maintenance agreements?

	Yes	No	Unk	N/A
B1		X		
B2	X			
B3		X		
3a				
3b				
B4		X		

**Note to Buyer:** Most properties have easements running across them for utility services and other reasons. In many cases, the easements do not restrict the ordinary use of the property, and Seller may not be readily aware of them. Buyers may wish to determine the existence of easements and restrictions by examining the property and ordering an Abstract of Title or searching the records in the Office of the Recorder of Deeds for the county before entering into an agreement of sale.

Explain any "yes" answers in Section 20(B): \_\_\_\_\_

21. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES

(A) Mold and Indoor Air Quality (other than radon)

1. Are you aware of any tests for mold, fungi, or indoor air quality in the Property?
2. Other than general household cleaning, have you taken any efforts to control or remediate mold or mold-like substances in the Property?

	Yes	No	Unk	N/A
A1		X		
A2		X		

**Note to Buyer:** Individuals may be affected differently, or not at all, by mold contamination. If mold contamination or indoor air quality is a concern, buyers are encouraged to engage the services of a qualified professional to do testing. Information on this issue is available from the United States Environmental Protection Agency and may be obtained by contacting IAQ INFO, P.O. Box 37133, Washington, D.C. 20013-7133, 1-800-438-4318.

(B) Radon

1. Are you aware of any tests for radon gas that have been performed in any buildings on the Property?
2. If "yes," provide test date and results \_\_\_\_\_
3. Are you aware of any radon removal system on the Property?

	Yes	No	Unk	N/A
B1		X		
B2				
B3		X		

(C) Lead Paint

If the Property was constructed, or if construction began, before 1978, you must disclose any knowledge of, and records and reports about, lead-based paint on the Property on a separate disclosure form.

1. Are you aware of any lead-based paint or lead-based paint hazards on the Property?
2. Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property?

	Yes	No	Unk	N/A
C1		X		
C2		X		

(D) Tanks

1. Are you aware of any existing underground tanks? air tank
2. Are you aware of any underground tanks that have been removed or filled?

	Yes	No	Unk	N/A
D1	X			
D2				

(E) Dumping. Has any portion of the Property been used for waste or refuse disposal or storage?

If "yes," location: \_\_\_\_\_

	Yes	No	Unk	N/A
E		X		

(F) Other

1. Are you aware of any past or present hazardous substances on the Property (structure or soil) such as, but not limited to, asbestos or polychlorinated biphenyls (PCBs)?
2. Are you aware of any other hazardous substances or environmental concerns that may affect the Property?
3. If "yes," have you received written notice regarding such concerns?
4. Are you aware of testing on the Property for any other hazardous substances or environmental concerns?

	Yes	No	Unk	N/A
F1		X		
F2		X		
F3				
F4		X		

Explain any "yes" answers in Section 21. Include test results and the location of the hazardous substance(s) or environmental issue(s): \_\_\_\_\_

22. MISCELLANEOUS

(A) Deeds, Restrictions and Title

1. Are there any deed restrictions or restrictive covenants that apply to the Property?
2. Are you aware of any historic preservation restriction or ordinance or archeological designation associated with the Property?

	Yes	No	Unk	N/A
A1		X		
A2		X		

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Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

	Yes	No	Unk	N/A
A3		X		
B1		X		
B2		X		
B3				
C1		X		
C2		X		
D1		X		

3. Are you aware of any reason, including a defect in title or contractual obligation such as an option or right of first refusal, that would prevent you from giving a warranty deed or conveying title to the Property?

**(B) Financial**

1. Are you aware of any public improvement, condominium or homeowner association assessments against the Property that remain unpaid or of any violations of zoning, housing, building, safety or fire ordinances or other use restriction ordinances that remain uncorrected?

2. Are you aware of any mortgages, judgments, encumbrances, liens, overdue payments on a support obligation, or other debts against this Property or Seller that cannot be satisfied by the proceeds of this sale?

3. Are you aware of any insurance claims filed relating to the Property during your ownership?

**(C) Legal**

1. Are you aware of any violations of federal, state, or local laws or regulations relating to this Property?

2. Are you aware of any existing or threatened legal action affecting the Property?

**(D) Additional Material Defects**

1. Are you aware of any material defects to the Property, dwelling, or fixtures which are not disclosed elsewhere on this form?

*Note to Buyer: A material defect is a problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.*

2. After completing this form, if Seller becomes aware of additional information about the Property, including through inspection reports from a buyer, the Seller must update the Seller's Property Disclosure Statement and/or attach the inspection report(s). These inspection reports are for informational purposes only.

Explain any "yes" answers in Section 22: \_\_\_\_\_

**23. ATTACHMENTS**

(A) The following are part of this Disclosure if checked:

- Seller's Property Disclosure Statement Addendum (PAR Form SDA)
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

The undersigned Seller represents that the information set forth in this disclosure statement is accurate and complete to the best of Seller's knowledge. Seller hereby authorizes the Listing Broker to provide this information to prospective buyers of the property and to other real estate licensees. SELLER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS STATEMENT. If any information supplied on this form becomes inaccurate following completion of this form, Seller shall notify Buyer in writing.

SELLER \_\_\_\_\_ DATE 8/22/24  
 SELLER Fannie S Cook \_\_\_\_\_ DATE 8/22/24  
 SELLER \_\_\_\_\_ DATE \_\_\_\_\_  
 SELLER \_\_\_\_\_ DATE \_\_\_\_\_  
 SELLER \_\_\_\_\_ DATE \_\_\_\_\_

**RECEIPT AND ACKNOWLEDGEMENT BY BUYER**

The undersigned Buyer acknowledges receipt of this Statement. Buyer acknowledges that this Statement is not a warranty and that, unless stated otherwise in the sales contract, Buyer is purchasing this property in its present condition. It is Buyer's responsibility to satisfy himself or herself as to the condition of the property. Buyer may request that the property be inspected, at Buyer's expense and by qualified professionals, to determine the condition of the structure or its components.

BUYER \_\_\_\_\_ DATE \_\_\_\_\_  
 BUYER \_\_\_\_\_ DATE \_\_\_\_\_  
 BUYER \_\_\_\_\_ DATE \_\_\_\_\_

# Article of Agreement,

MADE THE 26<sup>th</sup> day of October in the year two thousand twenty-four (2024)

BETWEEN LEVI K. ZOOK, JR. and FANNIE S. ZOOK, his wife, Sellers

and

Buyer

WITNESSETH, that the said Sellers, in consideration of the covenants and agreements hereinafter contained, on the part of the said Buyer to be kept and performed have agreed and do hereby agree to sell and convey unto the said Buyer, his heirs and assigns, all the land and premises hereinafter mentioned and fully described, for the sum of \_\_\_\_\_ Dollars, to be paid as follows:

- \$35,000.00 down on signing of this Agreement, receipt of which is hereby acknowledged, and the balance to be paid at settlement to be held on or before December 26, 2024.
- The property that is subject to this Agreement is described as follows: All that certain tract of land situate in Toboyn Township, Perry County, Pennsylvania, containing 43089 acres, more or less, and having thereon a 2-1/2 story frame dwelling house, barn and outbuildings with an address of 280 Lower Buck Ridge Road, Blain, Pennsylvania, and being Tax Parcel No. 251,173.00-109.000. Being described in deed recorded in Perry County Record Book 1171 at Page 22.
- Real Estate taxes shall be pro-rated on the date of settlement.
- Realty transfer taxes shall be paid by Buyer.
- Time is of the Essence in this Agreement.
- It is agreed, by and between the said parties, that possession of said premises shall be delivered to the Buyer, his heirs, or assigns, on the day of settlement until which time the Seller shall be entitled to have and receive the rents, issues and profits thereof.
- In the event of default in the terms of this Agreement by Buyer, all monies paid shall be considered as liquidated damages.
- Pursuant to the Pennsylvania Sewage Facilities Act, Buyer understands that there is no existing community sewage system available to said property.
- Upon the payment of the said sum, the said Sellers will, at settlement when all monies are paid make, execute and deliver to the Buyer, a good and sufficient Deed for the proper conveying and assuring of the said premises in fee simple, free from all encumbrance and dower, or right of dower, such conveyance to contain the usual covenants of special warranty. The title is to be good and marketable and such as will be insured by any responsible title insurance company at its regular rates and in the full amount of the purchase price. Buyer accepts title subject to enrollment in Clean and Green Program.
- Risk of loss from fire or other casualty shall remain in the Sellers until final

settlement. In case of fire or other casualty prior to settlement, the Buyer shall have the option of rescinding the agreement or of settling and obtaining an assignment of the insurance proceeds.

- The Real Estate Disclosure Act, if applicable, has been complied with prior to the signing of this Agreement.
- Buyer hereto waives all rights to disclosure and inspection for lead paint.
- Included in the sale are the following items of personal property: any personal property left on the date of closing.
- This document contains the entire agreement between the parties; there are no representations, warranties, covenants, terms or conditions, except as specifically set forth herein.
- The Buyer represents that he has inspected the premises subject to this Agreement and is satisfied with the condition, quality and quantity thereof and further agrees to accept the premises "as is."
- This Agreement shall be binding on the parties, their heirs, successors and assigns.

IN WITNESS WHEREOF, the said parties to this Agreement have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the Presence of

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
LEVI K. ZOOK, JR.

\_\_\_\_\_  
FANNIE S. ZOOK  
\_\_\_\_\_  
\_\_\_\_\_



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