

PUBLIC REAL ESTATE AUCTION

Historical Stone House and Outbuildings on 5 Acres

Historic Monterey Tannery Estate

Sat. November 9, 2024 @ 1:00 P.M.

5040 Back Hollow Rd, Blain, PA 17006- Perry Co.



Directions: From New Bloomfield, take PA-274 West for 18.7 miles and turn left on Manassa Rd. Go 1.9 miles and turn right on Back Hollow Rd. Go 3.6 miles to property on the left.

- **Built in 1852:** Original 3-story stone house, 5 bedrooms, spacious, restored rooms with exposed beams and hardwood floors. **2,810 sq ft.**
- **Modern conveniences:** Internet, heat & air conditioning, security system, 10.5 kw solar system.
- **26' x 30' shop** w/ finished 2nd-level office/game room, attached **17' x 30' garage & 10' x 30' carport.**
- **22' x 26' barn** w/ attached **8' x 18' shop & backup generator**
- **16' x 30' RV garage** w/ 13' high door and second 200-amp service.
- **2-car detached stone garage**
- **Sheaffer Run:** A stream running through the property with native brook trout.

Additional Remarks: The Monterey Tannery Estate is a rare find, blending over 175 years of rich history with modern living amenities. Nestled alongside Sheaffer Run and **close to Tuscarora State Forest & Fowlers Hollow State Park** (35,000+ acres), the property offers serenity and scenic beauty, perfect for anyone seeking a peaceful retreat. The historic tannery, established in 1847, became famous for selling hides in North American & European leather marketplaces. The property has been placed on the National Register of Historic Places. The extensive outbuildings provide not only ample storage, workshops, offices, or even further living spaces. This blend of documented history, functionality, peaceful setting and natural beauty makes it ideal for use as an Airbnb/short term rental, personal residence, or a seasonal escape for family and friends.

Open House Dates: Fri. Oct. 11, 5-6 P.M. & Sat. Oct. 26, 2-3 P.M. For more details or a private showing call Gerald @ 717-582-6589 or Meryl @ 717-629-6036. **Terms:** \$30,000 down payment the day of the auction. Settlement on or before February 7, 2025. 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: \$3,854.25

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

For additional pictures go to www.beiler-campbellauctions.com or www.GoToAuction.com or www.auctionzip.com ID# 23383

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AUCTION SERVICES



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Auctioneer: J. Meryl Stoltzfus
AU#005403 Ph. 717-629-6036
Sellers: Charles W. Dodson











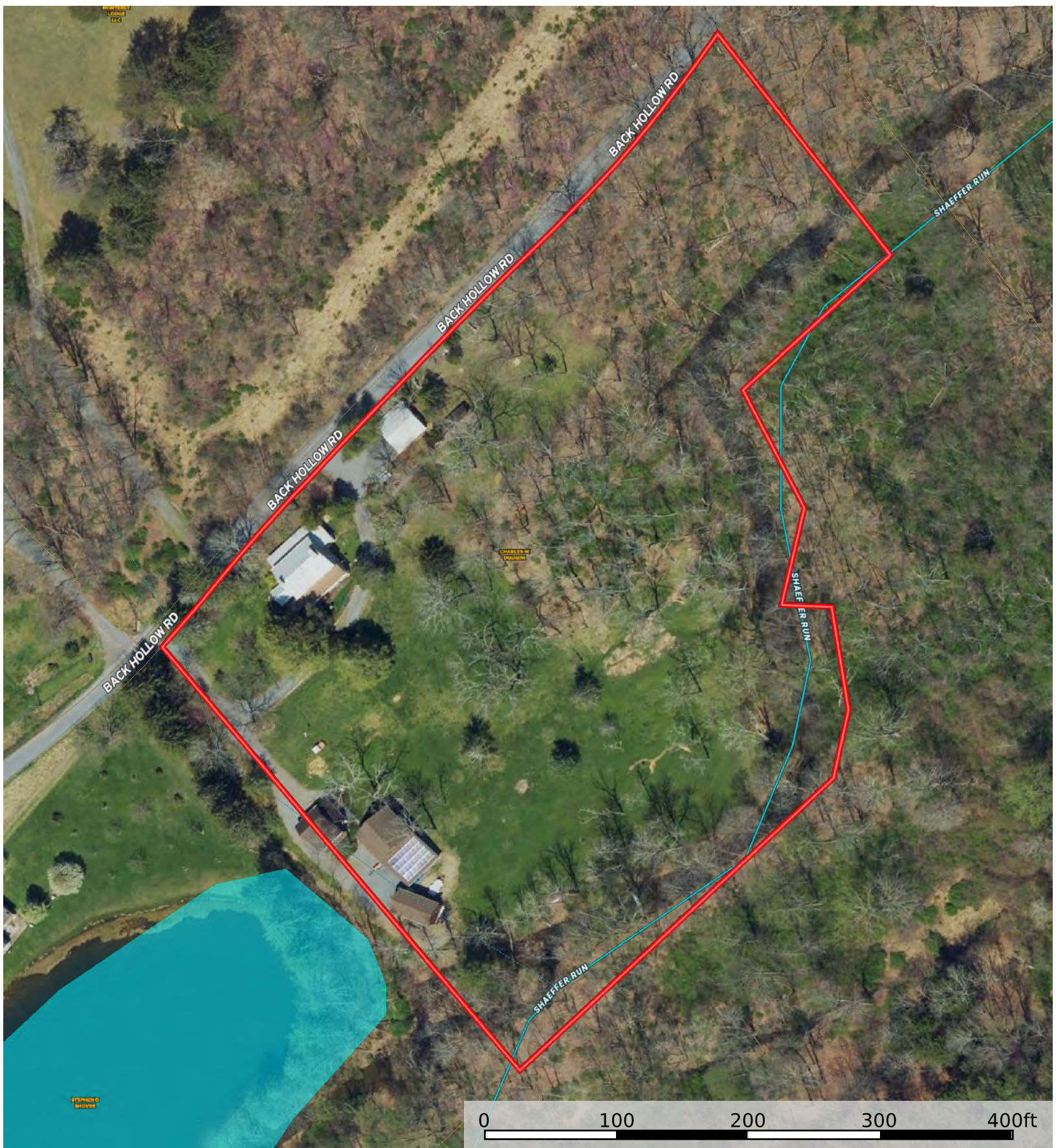






5040 Back Hollow Rd, Blain, PA, 17006

Pennsylvania, AC +/-



5040 Back Hollow Road, Blain, Pennsylvania 17006, United States



Property Summary

0 garages **4** bedrooms **1** bathrooms **0** half baths

4 floors **2,810** Gross Living Area sqft **4,640** total sqft

5040 Back Hollow Road, Blain, Pennsylvania 17006, United States



Room Dimensions

Floor 1

Total sqft: 1501

Living area: 1044

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
1	Porch	33'10" x 8'11"	303 sq. ft	No
2	Dining Area	19'3" x 11'0"	190 sq. ft	Yes
3	Laundry	14'6" x 9'1"	132 sq. ft	Yes
4	Living Room	15'8" x 24'10"	380 sq. ft	Yes
5	Storage	9'3" x 5'1"	47 sq. ft	No
6	Kitchen	17'2" x 13'10"	249 sq. ft	Yes
7	Storage	9'1" x 8'7"	78 sq. ft	No

5040 Back Hollow Road, Blain, Pennsylvania 17006, United States



Room Dimensions

Floor 2**Total sqft: 1694****Living area: 883**

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
8	Sitting Room	10'8" x 10'3"	110 sq. ft	Yes
9	Screened Porch	42'9" x 17'9"	492 sq. ft	No
10	Bath	6'2" x 10'3"	63 sq. ft	Yes
11	Deck	33'6" x 11'6"	278 sq. ft	No
12	Family Room	33'2" x 24'10"	635 sq. ft	Yes

**5040 Back Hollow Road, Blain, Pennsylvania
17006, United States**



Room Dimensions

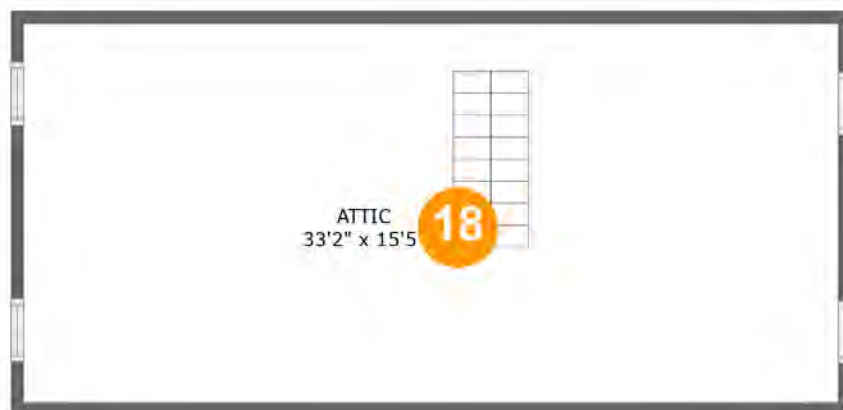
Floor 3

Total sqft: 883

Living area: 883

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
13	Bedroom	13'10" x 13'5"	186 sq. ft	Yes
14	Bedroom	13'10" x 11'1"	153 sq. ft	Yes
15	Hall	7'11" x 24'10"	136 sq. ft	Yes
16	Bedroom	12'3" x 8'7"	100 sq. ft	Yes
17	Primary Bedroom	12'3" x 15'11"	191 sq. ft	Yes

**5040 Back Hollow Road, Blain, Pennsylvania
17006, United States**



Room Dimensions

Floor 4

Total sqft: 562

Living area: 0

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
18	Attic	33'2" x 15'5"	319 sq. ft	No

History of the Monterey (a.k.a. Lupfer) Tannery and Village



Monterey Tannery on Back Hollow Road, Toboysne Township, Perry County, Pa.

Israel and Samuel Lupfer were the initial operators of the Monterey Tannery, purchasing the property in 1847. An earlier tannery may have operated on the site under different ownership. Together the brothers created a tannery complex that comprised of 17 buildings, including the 1852 mountain stone house structure that currently stands on the property.

Tanning operations used Chestnut Oak bark, harvested directly off the property, to tan raw, heavily salted animal hides that came from as far away as Mexico. Records suggest that the Tannery and the village it supported acquired the “Monterey” name from the primary source of its hides (Monterrey, Mexico). After processing at the Tannery, hides were transported to Philadelphia for sale to various North American and European leather marketplaces.

The Monterey Tannery complex included several residences, a church, a school, and a general store, allowing for a fully functional, independent village. Between 5 to 15 workers and their families lived within the village. Additionally, numerous transients, most likely bachelors, lived in a wing of the owners’ stone residence. The Monterey Tannery was a major contributor to Perry County becoming one of the leading counties in Pennsylvania in the tanning business.

The peak of the Monterey Tannery operation occurred between 1850 and 1870. In 1859 Israel purchased Samuel’s portion of the business and continued operations until 1878. During his tenure, Israel Lupfer served as one of the incorporators of the Newport and Shermans Valley Railroad and became a key businessman in the local area.





By the late 1870s, Israel Lupfer had exhausted the onsite timber supply and was purchasing lumber from the Perry County Lumber Company. Eventually the timber supplied by Perry County Lumber Company was also exhausted. Unable to find alternative local sources of timber combined with the loss in profitability of a small-scale tanning operation, the Monterey Tannery went out of business and was sold at auction in 1878. At the end of the Lupfer tenure, the Monterey Tannery was one of only three tanneries in operation in Perry County.

From 1878 to 1917, the Monterey property was owned by a series of individuals. Census records suggest that during this time, the land and structures were used for farming and possibly a grist mill. In 1917 the property came under the ownership of the Commonwealth of Pennsylvania, which leased the grounds as a hunting and fishing camp.

In 1972, William Dodson, Sr. acquired the five-acre land parcel that included the Monterey Tannery stone house through a land trade agreement with the Commonwealth. Dodson was an avid sportsman and had personally leased the property from the state multiple times from the 1920s to 1972. The Dodson family maintains ownership of the property until the present day. In 2003 the Monterey Tannery was listed on the National Registry of Historic Places.



The Old Tannery Property
5040 Back Hollow Blain, PA 17006



PROPERTY HIGHLIGHTS

- 1852 restored mountain Stone Home
- Listed on Historic Register
- Documented history
- Located 5 miles outside of Blain on lightly travel road
- ~5 acres mix of grass and trees
- Wild trout stream in back yard
- 3 miles to 96,025 acres of the Tuscarora State Forest
- 10.5 kw solar system
- Alarm system with Cameras
- Reliable internet service

OUT BUILDINGS

- Barn – 22' x 26' with loft, 8' x 18' attached shop
 - 100 amp service
 - 8 kw back up generator powered (3) building
 - Alarm camera (outside)
- Shop – 26' x 30'
 - 2 floors, storage
 - 200 amp service
 - 3 ton HVAC (2016)
 - Underground Communications line
 - Alarm system with cameras (inside and out)
 - Water free toilet (electric)
 - Attached 17' x 30' garage
 - 10' x 30' Carport
- RV Garage - 16' x 30'
 - 13' high garage door
 - RV storage
 - 200 amp service
- 2-car Stone Garage w/electric and water
- Wood shed

HOUSE

- 3-story Stone Home – 3200 sq-ft
- Large partially finished attic
- 5 bedrooms
- Updated kitchen with quartz countertops
- 1 bathroom with antique claw tub and Corian Vanity

The Old Tannery Property
5040 Back Hollow Blain, PA 17006

- Separate laundry room with outside entrance
- Updated electric and plumbing
- Custom Storm Windows
- 200-amp service
- Fully Air Conditioned and Heated with modern HVAC
- Hardwood floors throughout
- Exposed beams in all rooms
- Wine cellar
- Root cellar
- Screened front porch
- Lower and upper rear porches
- 2-walk in fireplaces
- Working antique kitchen Cookstove with new stainless steel liner
- Jotul air tight woodstove with new stainless steel liner
- Wired for Backup Generator



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 5040 Black Hollow Rd, Blain, PA 17006**

2 **SELLER Charles Dodson**

3 **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.

34 **COMMON LAW DUTY TO DISCLOSE**

35 Although the provisions of the Real Estate Seller Disclosure Law exclude some transfers from the requirement of completing a disclo-
36 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
37 to avoid fraud, misrepresentation or deceit in the transaction. **This duty continues until the date of settlement.**

38 **EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK**

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

42 _____ DATE _____

43 Seller's Initials CD / _____ Date 3/19/2024 SPD Page 1 of 11 Buyer's Initials _____ / _____ Date _____



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**
 - 1. When was the Property most recently occupied? currently occupied
 - 2. By how many people? two
 - 3. Was Seller the most recent occupant?
 - 4. If "no," when did Seller most recently occupy the Property? _____
- (B) **Role of Individual Completing This Disclosure.** Is the individual completing this form:
 - 1. The owner
 - 2. The executor or administrator
 - 3. The trustee
 - 4. An individual holding power of attorney
- (C) When was the Property acquired? 2015
- (D) List any animals that have lived in the residence(s) or other structures during your ownership: dogs

Explain Section 2 (if needed): _____

	Yes	No	Unk	N/A
A1				
A2				
A3	X			
A4				
B1	X			
B2				
B3				
B4				
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):
 - 1. Condominium
 - 2. Homeowners association or planned community
 - 3. Cooperative
 - 4. 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:
 - 1. Community Name _____
 - 2. Contact _____
 - 3. Mailing Address _____
 - 4. Telephone Number _____
- (F) How much is the capital contribution/initiation fee(s)? \$ _____

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**
 - 1. When was or were the roof or roofs installed? Maintained with roofing paint
 - 2. Do you have documentation (invoice, work order, warranty, etc.)?
- (B) **Repair**
 - 1. Was the roof or roofs or any portion of it or them replaced or repaired during your ownership?
 - 2. If it or they were replaced or repaired, were any existing roofing materials removed?
- (C) **Issues**
 - 1. Has the roof or roofs ever leaked during your ownership?
 - 2. Have there been any other leaks or moisture problems in the attic?
 - 3. Are you aware of any past or present problems with the roof(s), attic, gutters, flashing or downspouts?

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

Seller's Initials (JW) / _____ Date 3/19/2024 SPD Page 2 of 11 Buyer's Initials _____ / _____ Date _____

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: Chimneys have been reflashed
Stonework has been repointed, Gutters & downspouts are new

5. BASEMENTS AND CRAWL SPACES

(A) Sump Pump

1. Does the Property have a sump pit? If "yes," how many? 1
2. Does the Property have a sump pump? If "yes," how many? 2
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	X			
A4	X			
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: Gutters & downspouts are new,
work done by Cauffman Construction, 2020

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: _____
Buildings are sprayed preventively for insects annually - exterior only by Perry Pest Control

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				X
D3				X
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
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 CWD / _____ **Date** 3/19/2024 **SPD Page 3 of 11** **Buyer's Initials** _____ / _____ **Date** _____

162 **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
 163 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

164	165	166	167	168	169	170	171	172
Addition, structural change or alteration		Approximate date of work	Were permits obtained? (Yes/No/Unk/NA)	Final inspections/ approvals obtained? (Yes/No/Unk/NA)				

173 A sheet describing other additions and alterations is attached.

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

Yes	No	Unk	N/A
	X		

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

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

187 **9. WATER SUPPLY**

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

Yes	No	Unk	N/A
	X		
X			
	X		
	X		
	X		
	X		

189 1. Public

190 2. A well on the Property

191 3. Community water

192 4. A holding tank

193 5. A cistern

194 6. A spring

195 7. Other _____

196 8. If no water service, explain: _____

197 (B) **General**

198 1. When was the water supply last tested? 2016

199 Test results: All good

200 2. Is the water system shared?

201 If "yes," is there a written agreement?

202 4. Do you have a softener, filter or other conditioning system?

203 5. Is the softener, filter or other treatment system leased? From whom? _____

204 6. If your drinking water source is not public, is the pumping system in working order? If "no,"
 205 explain: _____

	X		
			X
	X		
X			

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

207 1. Does your water source have a bypass valve?

208 2. If "yes," is the bypass valve working?

			X
			X

209 (D) **Well**

210 1. Has your well ever run dry?

211 2. Depth of well _____

212 3. Gallons per minute: _____, measured on (date) _____

213 4. Is there a well that is used for something other than the primary source of drinking water?

214 If "yes," explain second well supplies outside water

215 5. If there is an unused well, is it capped?

	X		
			X
			X
X			
			X

217 **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
 218 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
219	(E) Issues				
220	1. Are you aware of any leaks or other problems, past or present, relating to the water supply,		X		
221	221 pumping system and related items?				
222	2. Have you ever had a problem with your water supply?		X		

223 **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:** _____
 224
 225

226 **10. SEWAGE SYSTEM**

		Yes	No	Unk	N/A
227	(A) General				
228	1. Is the Property served by a sewage system (public, private or community)?	X			
229	2. If "no," is it due to unavailability or permit limitations?				X
230	3. When was the sewage system installed (or date of connection, if public)? _____				X
231	4. Name of current service provider, if any: _____				X

232	(B) Type Is your Property served by:				
233	1. Public		X		
234	2. Community (non-public)		X		
235	3. An individual on-lot sewage disposal system	X			
236	4. Other, explain: _____				

237	(C) Individual On-lot Sewage Disposal System. (check all that apply):				
238	1. Is your sewage system within 100 feet of a well?		X		
239	2. Is your sewage system subject to a ten-acre permit exemption?			X	
240	3. Does your sewage system include a holding tank?		X		
241	4. Does your sewage system include a septic tank?	X			
242	5. Does your sewage system include a drainfield?	X			
243	6. Does your sewage system include a sandmound?		X		
244	7. Does your sewage system include a cesspool?		X		
245	8. Is your sewage system shared?		X		
246	9. Is your sewage system any other type? Explain: _____				X
247	10. Is your sewage system supported by a backup or alternate system?				X

248	(D) Tanks and Service				
249	1. Are there any metal/steel septic tanks on the Property?			X	
250	2. Are there any cement/concrete septic tanks on the Property?	X			
251	3. Are there any fiberglass septic tanks on the Property?		X		
252	4. Are there any other types of septic tanks on the Property? Explain <u>Gray water - laundry</u>	X			
253	5. Where are the septic tanks located? <u>Rear of house next to light post</u>				
254	6. When were the tanks last pumped and by whom? <u>2016 - Advanced Septic</u>				
255	<u>pumped and camera inspected</u>				

256	(E) Abandoned Individual On-lot Sewage Disposal Systems and Septic				
257	1. Are you aware of any abandoned septic systems or cesspools on the Property?		X		
258	2. If "yes," have these systems, tanks or cesspools been closed in accordance with the municipality's ordinance?				X

260	(F) Sewage Pumps				
261	1. Are there any sewage pumps located on the Property?		X		
262	2. If "yes," where are they located? _____				X
263	3. What type(s) of pump(s)? _____				X
264	4. Are pump(s) in working order?				X
265	5. Who is responsible for maintenance of sewage pumps? _____				X

267	(G) Issues				
268	1. How often is the on-lot sewage disposal system serviced? _____			X	
269	2. When was the on-lot sewage disposal system last serviced and by whom? _____				
270	<u>2016 - Advanced Septic</u>				
271	3. Is any waste water piping not connected to the septic/sewer system?			X	
272	4. Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items?		X		

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	X			
A2		X		
A3		X		
A4		X		
A5		X		
A6		X		
A7			X	
B	X			

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: drinking water spigot on kitchen wall - feed pipe needs repair.
 292 Is currently turned off.

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	X			
A2		X		
A3		X		
A4		X		
A5		X		
A6		X		
A7				
B1				
B2			X	
B3		X		
C		X		

- 304 (B) **System(s)**
- 305 1. How many water heaters are there? one
 - 306 Tanks 1 Tankless _____
 - 307 2. When were they installed? _____
 - 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	X			
A2		X		
A3		X		
A4		X		
A5				X
A6		X		
A7	X			
A8		X		
A9				X
B1		X		
B2		X		
B3	X			
B4		X		
B5		X		
B6		X		
B7		X		

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? <u>1st floor & 2nd floor</u>				
340	10. Coal stove(s)		X		
341	How many and location? _____				X
342	11. Wall-mounted split system(s)	X			
343	How many and location? <u>1st floor, second floor in house</u>				
344	12. Other: <u>1st floor, second floor in shop</u>	X			
345	13. If multiple systems, provide locations <u>Three units at house</u>				
346	<u>one unit at shop</u>				
347	(C) Status				
348	1. Are there any areas of the house that are not heated?	X			
349	If "yes," explain: <u>Attic</u>				
350	2. How many heating zones are in the Property? <u>three - house, three - shop</u>				
351	3. When was each heating system(s) or zone installed? <u>2016 - house, 2018 - shop</u>				
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: _____		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	(D) Fireplaces and Chimneys				
358	1. Are there any fireplaces? How many? <u>two</u>	X			
359	2. Are all fireplaces working?	X			
360	3. Fireplace types (wood, gas, electric, etc.): <u>wood</u>				
361	4. Was the fireplace(s) installed by a professional contractor or manufacturer's representative?				X
362	5. Are there any chimneys (from a fireplace, water heater or any other heating system)?	X			
363	6. How many chimneys? <u>two - 1st/2nd floor fireplaces, one - cookstove</u>				
364	7. When were they last cleaned? <u>2023</u>				
365	8. Are the chimneys working? If "no," explain: _____	X			
366	(E) Fuel Tanks				
367	1. Are you aware of any heating fuel tank(s) on the Property?		X		
368	2. Location(s), including underground tank(s): _____				X
369	3. If you do not own the tank(s), explain: _____				X
370	(F) Are you aware of any problems or repairs needed regarding any item in Section 13? If "yes,"		X		
371	explain: _____				
372	14. AIR CONDITIONING SYSTEM				
373	(A) Type(s). Is the air conditioning (check all that apply):				
374	1. Central air		X		
375	a. How many air conditioning zones are in the Property? _____				X
376	b. When was each system or zone installed? _____				X
377	c. When was each system last serviced? _____				X
378	2. Wall units		X		
379	How many and the location? _____				X
380	3. Window units		X		
381	How many? _____				X
382	4. Wall-mounted split units	X			
383	How many and the location? <u>see heating Section 13 B</u>				X
384	5. Other _____		X		
385	6. None				
386	(B) Are there any areas of the house that are not air conditioned?	X			
387	If "yes," explain: <u>attic</u>				
388	(C) Are you aware of any problems with any item in Section 14? If "yes," explain: _____		X		
389	_____				

390 Seller's Initials CSW / _____ Date 3/19/2024 SPD Page 7 of 11 Buyer's Initials _____ / _____ Date _____

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? partially
 - b. If "yes," is any part of the system subject to a lease, financing or other agreement? If "yes," explain: owned

(B) What is the system amperage? 200

(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: _____

	Yes	No	Unk	N/A
A1		X		
A2	X			
A3	X			
3a				
3b		X		
B				
C		X		
D		X		

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:

Item	Yes	No	N/A	Item	Yes	No	N/A
A/C window units			X	Pool/spa heater			X
Attic fan(s)		X		Range/oven		X	
Awnings			X	Refrigerator(s)		X	
Carbon monoxide detectors		X		Satellite dish		X	
Ceiling fans		X		Security alarm system		X	
Deck(s)		X		Smoke detectors		X	
Dishwasher		X		Sprinkler automatic timer			X
Dryer		X		Stand-alone freezer			X
Electric animal fence			X	Storage shed		X	
Electric garage door opener			X	Trash compactor			X
Garage transmitters			X	Washer		X	
Garbage disposal			X	Whirlpool/tub			X
In-ground lawn sprinklers			X	Other:			X
Intercom			X	1.			X
Interior fire sprinklers			X	2.			X
Keyless entry			X	3.			X
Microwave oven		X		4.			X
Pool/spa accessories			X	5.			X
Pool/spa cover			X	6.			X

(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: _____

	Yes	No	Unk	N/A
A		X		
A1				X
A2				X
A3				X
A4				X
A5				X
A6				X
A7				X
B		X		
B1				X
B2				X

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?

	Yes	No	Unk	N/A
A		X		
B		X		

(B) Are you aware of any problems with the windows or skylights?

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: _____

19. LAND/SOILS

(A) Property

- Are you aware of any fill or expansive soil on the Property?
- Are you aware of any sliding, settling, earth movement, upheaval, subsidence, sinkholes or earth stability problems that have occurred on or affect the Property?
- Are you aware of sewage sludge (other than commercially available fertilizer products) being spread on the Property?
- Have you received written notice of sewage sludge being spread on an adjacent property?
- 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:

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

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

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):

- Timber
- Coal
- Oil
- Natural gas
- 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: Listed: Natl Historic Register - protects property
no limitations imposed on owner

20. FLOODING, DRAINAGE AND BOUNDARIES

(A) Flooding/Drainage

- Is any part of this Property located in a wetlands area?
- Is the Property, or any part of it, designated a Special Flood Hazard Area (SFHA)?
- Do you maintain flood insurance on this Property?
- Are you aware of any past or present drainage or flooding problems affecting the Property?
- Are you aware of any drainage or flooding mitigation on the Property?
- 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?
- 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				X

Seller's Initials CWD / _____ **Date** 3/19/2024 **SPD Page 9 of 11** **Buyer's Initials** _____ / _____ **Date** _____

509 **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
 510 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

511 **Explain any "yes" answers in Section 20(A). Include dates, the location and extent of flooding and the condition of any man-**
 512 **made storm water management features:** _____
 513

514 **(B) Boundaries**

	Yes	No	Unk	N/A
515 1. Are you aware of encroachments, boundary line disputes, or easements affecting the Property?	B1	X		
516 2. Is the Property accessed directly (without crossing any other property) by or from a public road?	B2	X		
517 3. Can the Property be accessed from a private road or lane?	B3	X		
518 a. If "yes," is there a written right of way, easement or maintenance agreement?	3a			X
519 b. If "yes," has the right of way, easement or maintenance agreement been recorded?	3b			X
520 4. Are you aware of any shared or common areas (driveways, bridges, docks, walls, etc.) or maintenance agreements?	B4	X		

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

526 **Explain any "yes" answers in Section 20(B):** _____
 527

528 **21. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES**

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

	Yes	No	Unk	N/A
530 1. Are you aware of any tests for mold, fungi, or indoor air quality in the Property?	A1	X		
531 2. Other than general household cleaning, have you taken any efforts to control or remediate mold or 532 mold-like substances in the Property?	A2	X		

533 *Note to Buyer: Individuals may be affected differently, or not at all, by mold contamination. If mold contamination or indoor air*
 534 *quality is a concern, buyers are encouraged to engage the services of a qualified professional to do testing. Information on this*
 535 *issue is available from the United States Environmental Protection Agency and may be obtained by contacting IAQ INFO, P.O. Box*
 536 *37133, Washington, D.C. 20013-7133, 1-800-438-4318.*

537 **(B) Radon**

	Yes	No	Unk	N/A
538 1. Are you aware of any tests for radon gas that have been performed in any buildings on the Property?	B1	X		
539 2. If "yes," provide test date and results _____	B2			X
540 3. Are you aware of any radon removal system on the Property?	B3	X		

541 **(C) Lead Paint**

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

	Yes	No	Unk	N/A
544 1. Are you aware of any lead-based paint or lead-based paint hazards on the Property?	C1	X		
545 2. Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on 546 the Property?	C2	X		

547 **(D) Tanks**

	Yes	No	Unk	N/A
548 1. Are you aware of any existing underground tanks?	D1	X		
549 2. Are you aware of any underground tanks that have been removed or filled?	D2	X		

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

	Yes	No	Unk	N/A
551 If "yes," location: _____	E	X		

552 **(F) Other**

	Yes	No	Unk	N/A
553 1. Are you aware of any past or present hazardous substances on the Property (structure or soil) 554 such as, but not limited to, asbestos or polychlorinated biphenyls (PCBs)?	F1	X		
555 2. Are you aware of any other hazardous substances or environmental concerns that may affect the 556 Property?	F2	X		
557 3. If "yes," have you received written notice regarding such concerns?	F3			X
558 4. Are you aware of testing on the Property for any other hazardous substances or environmental 559 concerns?	F4	X		

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

562 **22. MISCELLANEOUS**

563 **(A) Deeds, Restrictions and Title**

	Yes	No	Unk	N/A
564 1. Are there any deed restrictions or restrictive covenants that apply to the Property?	A1	X		
565 2. Are you aware of any historic preservation restriction or ordinance or archeological designation 566 associated with the Property?	A2	X		

567 **Seller's Initials** CSW / _____ **Date** 3/19/2024 **SPD Page 10 of 11** **Buyer's Initials** _____ / _____ **Date** _____

568 **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
 569 **Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.**

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

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

573 (B) **Financial**

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

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

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

581 (C) **Legal**

582 1. Are you aware of any violations of federal, state, or local laws or regulations relating to this Prop-
 583 erty?

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

585 (D) **Additional Material Defects**

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

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

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

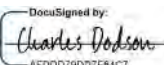
595 Explain any "yes" answers in Section 22: _____
 596 _____

597 **23. ATTACHMENTS**

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

- 599 [] Seller's Property Disclosure Statement Addendum (PAR Form SDA)
 600 [] _____
 601 [] _____
 602 [] _____

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

608 SELLER  _____ Charles Dodson DATE 3/19/2024
 609 SELLER _____ DATE _____
 610 SELLER _____ DATE _____
 611 SELLER _____ DATE _____
 612 SELLER _____ DATE _____
 613 SELLER _____ DATE _____

614 **RECEIPT AND ACKNOWLEDGEMENT BY BUYER**

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

619 BUYER _____ DATE _____
 620 BUYER _____ DATE _____
 621 BUYER _____ DATE _____

DEPARTMENT OF HOMELAND SECURITY
 Federal Emergency Management Agency
STANDARD FLOOD HAZARD DETERMINATION FORM (SFHDF)

OMB Control No. 1660-0040
 Expires: 09/30/2023

SECTION I - LOAN INFORMATION			
1. LENDER/SERVICER NAME AND ADDRESS Mortgage America 1425 Grape St Whitehall, PA 18052 Company: MORTGAGE AMERICA INC Branch: WYOMISSING Attn: CHRIS NEIN	2. COLLATERAL DESCRIPTION (Building/Mobile Home/Property) (See instructions for more information.) 5040 BACK HOLLOW RD (RESIDENCE) BLAIN, PA 17006 Borrower: NEIN, CHRIS		
3. LENDER/SERVICER ID #	4. LOAN IDENTIFIER	5. AMOUNT OF FLOOD INSURANCE REQUIRED	
SECTION II			
A. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) COMMUNITY JURISDICTION			
1. NFIP Community Name TOBOYNE, TOWNSHIP OF	2. County(ies) PERRY	3. State PA	4. NFIP Community Number 421959
B. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) DATA AFFECTING BUILDING/MOBILE HOME			
1. NFIP Map Number or Community-Panel Number (Community name, if not the same as "A") 42099C 0320E	2. NFIP Map Panel Effective/Revised Date 06/20/19	3. Is there a Letter of Map Change (LOMC)? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (if yes, and LOMC date/no. is available, enter date and case no. below). Date _____ Case No. _____	
4. Flood Zone X*	5. No NFIP Map		
C. FEDERAL FLOOD INSURANCE AVAILABILITY (Check all that apply.)			
1. <input checked="" type="checkbox"/> Federal Flood Insurance is available (community participates in the NFIP). <input checked="" type="checkbox"/> Regular Program <input type="checkbox"/> Emergency Program of NFIP 2. <input type="checkbox"/> Federal Flood Insurance is not available (community does not participate in the NFIP). 3. <input type="checkbox"/> Building/Mobile Home is in a Coastal Barrier Resources Area (CBRA) or Otherwise Protected Area (OPA). Federal Flood Insurance may not be available. CBRA/OPA Designation Date: _____			
D. DETERMINATION			
IS BUILDING/MOBILE HOME IN SPECIAL FLOOD HAZARD AREA (ZONES CONTAINING THE LETTERS "A" OR "V")? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If yes, flood insurance is required by the Flood Disaster Protection Act of 1973. If no, flood insurance is not required by the Flood Disaster Protection Act of 1973. Please note, the risk of flooding in this area is only reduced, not removed.			
This determination is based on examining the NFIP map, any Federal Emergency Management Agency revisions to it, and any other information needed to locate the building/mobile home on the NFIP map.			
E. COMMENTS (Optional)			
* The subject property IS PARTIALLY WITHIN a Special Flood Hazard Area. The existing STRUCTURE, however, is not affected and is not in the floodplain. THIS FLOOD DETERMINATION IS PROVIDED TO THE LENDER PURSUANT TO THE FLOOD DISASTER PROTECTION ACT. IT SHOULD NOT BE USED FOR ANY OTHER PURPOSE.			
F. PREPARER'S INFORMATION			
NAME, ADDRESS, TELEPHONE NUMBER (If other than Lender) CoreLogic Flood Services 1825A Kramer Lane Austin, TX 78758 1-800-447-1772		DATE OF DETERMINATION 02/22/24 at 01:15 AM CST FloodCert #: 2402462579 *** LIFE-OF-LOAN ***	



NOTICE TO BORROWER NOT IN SPECIAL FLOOD HAZARD AREA

Borrower: **NEIN, CHRIS**

Loan #:

Property Location: **5040 BACK HOLLOW RD (RESIDENCE)
BLAIN, PA 17006**

This Notice Date is as of: **02/22/24**

National Flood Insurance Program (NFIP) Community: **TOBOYNE, TOWNSHIP OF**

Attached is the completed Standard Flood Hazard Determination Form that indicates that the improved real estate or mobile home securing your loan is not located in an area designated by the Director of the Federal Emergency Management Agency ("FEMA") as a Special Flood Hazard Area ("SFHA"). As a result of this determination, you will not be required to obtain mandatory flood insurance in connection with the making of your loan.

However, your home may be near an SFHA. As such you, or your lender, may want to consider the advisability of obtaining flood insurance at reduced rates. You should check with your insurance agent or company as to the coverage types and amounts available to you and make your own determination as to whether you desire any such coverage.

If, however, at any time during the term of your loan the improved real estate or mobile home securing your loan is, due to re-mapping by FEMA or otherwise, located in an area that has been identified by the Director of FEMA as an area having special flood hazards and in which flood insurance is available under the National Flood Insurance Program, you will be so notified and advised that you must obtain an appropriate amount of flood insurance coverage. If, within 45 days after we send you such notification, you fail to purchase flood insurance in an amount not less than the amount we advise you is necessary, we shall purchase such flood insurance on your behalf at your expense, as we are authorized to do in accordance with the provisions of the Flood Disaster Protection Act of 1973, as amended.

I/We, the undersigned borrower(s)/applicant(s), hereby understand and agree to all the above.

Borrower/Applicant Date

Borrower/Applicant Date

Borrower/Applicant Date

Borrower/Applicant Date

Borrower/Applicant Date

Borrower/Applicant Date

DODSON REAL ESTATE AUCTION TERMS:

1. \$30,00.00 IS DUE TODAY FROM THE SUCCESSFUL BIDDER
2. BALANCE OF THE PURCHASE PRICE IS DUE AT SETTLEMENT WHICH WILL OCCUR ON OR BEFORE FEBRUARY 7, 2025.
3. POSSESSION WILL BE DELIVERED AT THE TIME OF SETTLEMENT
4. PROPERTY TAXES WILL BE PRORATED AS OF SETTLEMENT
5. REALTY TRANSFER TAXES WILL BE PAID IN FULL BY BUYER
6. TITLE WILL BE FREE AND CLEAR OF LIENS, GOOD AND MARKETABLE, AND DELIVERED BY SPECIAL WARRANTY DEED
7. NO WARRANTIES ARE GIVEN EXCEPT AS TO TITLE
8. PROPERTY IS SOLD AS IS
9. PROPERTY IS SOLD SUBJECT TO NO CONTINGENCIES; BUYER PAYS ALL BUYER FINANCING OR OTHER COSTS AND FEES. IN THE EVENT THE BUYER BREACHES THE CONTRACT, THE SELLER HAS THE RIGHT TO RETAIN THE DOWN PAYMENT OR SEEK OTHER LEGAL REMEDIES
10. SELLER RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS

AGREEMENT OF SALE

THIS AGREEMENT OF SALE IS MADE this 9th day of November, two thousand and twenty-four (2024),

BETWEEN CHARLES W. DODSON, JR., of 5040 Back Hollow Road, Blain, Pennsylvania, 17006, Seller(s), or Party of the First Part

AND

Buyer (Buyers) or Party of the Second Part

WITNESSETH: that the said Party of the First Part, in consideration of the covenants and agreements hereinafter contained, on the part of the said Party of the Second Part to be kept and performed, has agreed, and does hereby agree to sell and convey unto the said Party of the Second Part, his/her/their heirs and assigns,

All that certain piece, parcel or tract of land, situate in Jackson and Toboyne Townships, in the County of Perry, and State of Pennsylvania, being more particularly described on that deed conveyed to Charles W. Dodson, Jr., by deed of Charles W. Dodson, Jr., Trustee of the Mary J. B. Dodson Revocable Trust -1992, dated June 29, 2016, and recorded July 12, 2016, as Perry County Recorder of Deed Instrument #201604577, attached as Exhibit "A.

for the sum of _____

DOLLARS AND NO/100 (\$ _____) to be paid as follows:

The sum of THIRTY THOUSAND and NO/100 (\$30,000.00) shall be paid at the time of the signing of this Agreement as a down payment in cash or PA check (which sum may be retained by the Party of the First Part, at its option, as liquidated damages, in the case of default of the said Party of the Second Part in the performance of the terms of this Agreement), the receipt of which is hereby acknowledged, and the remaining sum shall be paid at settlement.

The balance shall be paid at settlement in the form of certified funds. Settlement shall be on or before February 7, 2025.

Time is of the essence of this Agreement.

The said Party of the First Part will assume risk of loss pending settlement.

This purchase and transaction is not contingent upon financing or any other matter other than any Seller obligation as to title set forth herein; Buyer understands that a failure to complete settlement will result in a forfeiture of the down payment and other possible damages and liabilities. The down payment may also be forfeited, and additional damages may be due, if Buyer fails to perform as required herein or otherwise is in breach of the within agreement.

And upon the payment of the said sum, the said Party of the First Part will, at the Allen E. Hench Law Office, P.C or any place agreeable to both parties, make, execute and deliver to the said Party of the Second Part, a Deed for the conveying of the said premises in fee simple, free from all liens, such conveyance to contain the covenant of Special Warranty,

EXCEPT, HOWEVER, the property is, and shall be, under and subject to the following:

- Existing ordinances,
- Existing easements of roads or other easements of record or visible, or known,
- Existing privileges or rights of public services companies, if any.
- Easements, restrictions, conditions, surveys, plans, notes, matters, or other items of record, or visible, or which a competent survey would disclose.
- Otherwise, the title to the herein described land shall be good and marketable or such as will be insured by any reputable title insurance company.

UNDER AND SUBJECT TO the same rights, privileges, agreements, rights-of-way, easements, conditions, exceptions, restrictions, and reservations as exist by virtue of prior recorded instruments, plans, Deeds of conveyances, or visible on ground.

And the said Party of the Second Part agrees with the said Party of the First Part, to purchase the said premises and to pay therefore the sum of:

_____ DOLLARS AND NO/100

(\$ _____), in the manner and at the times hereinbefore provided.

AND IT IS FURTHER AGREED, by and between the said parties, that possession of said premises shall be delivered to the Party of the Second Part, their heirs, or assigns, on the day of settlement until which time the Party of the First Part shall be entitled to have and receive the rents, issues and profits thereof.

The Party of the First Part agrees to transfer and convey to the said Party of the Second Part all those certain pieces, parcels or tracts of land situate in Jackson and Toboyne Townships, in the County of Perry, and State of Pennsylvania, being more particularly described as set forth on Exhibit "A".

The state realty transfer taxes and the local realty transfer taxes will be paid in full by Party of the Second Part.

The annual property taxes and any municipal charges shall be prorated as of the date of settlement.

Party of the First Part shall pay for the preparation of the deed and a settlement fee and any auctioneer commissions.

Party of the Second Part shall pay for any title search, bank fees, bank document preparation costs, all recording costs, and any and all financial fees or charges whatever. Party of the First Part shall not pay any cost of the buyer(s) for any type of financing including VA or FHA financing, or any changes, improvements, or other matters required by VA or FHA or lender.

This property is not serviced by a public sewage system and is not serviced by a public water system.

Buyer is advised that access to a public road may require issuance of a highway occupancy permit from the Department of Transportation of the Commonwealth of Pennsylvania or the appropriate municipality.

No personal property or other items except the real estate hereinbefore described is (are) included in this transaction except as follows: NONE

The property is sold "as is" and no warranties of any kind are made other than the special warranty of title, as previously mentioned.

This agreement shall not be recorded.

Formal tender of the deed is hereby waived.

The parties hereto intend to be legally bound hereby and further intend that this Agreement shall be binding upon their heirs, executors, administrators, successors and assigns of the parties hereto, and that the said Agreement shall not be assignable by any party hereto without the written consent of the other party.

All prior written or oral representations, promises, agreements are merged herein and void and of no effect if not set forth in the within.

THIS AGREEMENT CONTAINS THE WHOLE AGREEMENT BETWEEN THE SELLER AND BUYER. THERE ARE NO OTHER TERMS, OBLIGATIONS, COVENANTS, REPRESENTATIONS, STATEMENTS OR CONDITIONS, ORAL OR OTHERWISE, OF ANY KIND WHATSOEVER CONCERNING THIS EXCEPT AS CONTAINED HEREIN.

This is a contract under seal and may be enforced under 42 PA.C.S. Section 5529(B).

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:

_____ BY: _____ (SEAL)
CHARLES W. DODSON, JR.

_____ (SEAL)

_____ (SEAL)



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