

SNYDER COUNTY FARM AUCTIONS

Saturday, January 25, 2025 @ 11:00 AM

2 Farms • 168+/- Acres • 4 Parcels • Prime Tillable Farmland
Grain Storage Facilities & Scales • 4 Bedroom 1 Bath Home

767 Church Rd & 00 Foxboro Rd, Selinsgrove PA 17870- Penn & Middle Creek TWP



Church Rd Farm



Foxboro Rd Farm



Church Rd Farm

Directions to Church Rd Farm: From Rt 522 N turn left on Smalsh Barrick Rd then right on Church Rd. In .8 mi farm will be on both sides of road. Watch for signs!

Directions to Foxboro Rd Farm: From Rt 522 N turn left on Smalsh Barrick Rd then right on Church Rd. In 1.4 mi slight right on Foxboro Rd. In 1.2 mi turn left. Farm will be on the right. Watch for signs!

Farm # 1 (Church Rd Farm) Lot #1: 10.25 Acres featuring a 4 bedroom 1 bathroom home. Grain facilities & outbuildings include a 16'x35' equipment shed, Weigh-Tronix 80' scale 100,000 lb rating w/ scale house. Infinity 520 continuous flow dryer, 2800 bu wet bin, 20,000 bu grain bin, & 8,000 bu grain bin! Part of Parcel ID: 11-06-15

Lot #2: 31.33 Acres mostly prime tillable land with road frontage on Church Rd. Part of Parcel ID: 11-06-15

Lot #3: 31.03 Acres mostly prime tillable land with frontage on Church Rd. Part of Parcel ID: 11-06-15

These 3 parcels will be offered individually & as entirety.

Farm #2 (Foxboro Rd Farmland) 96 +/- Acres with road frontage on Foxboro Rd. This parcel has an equipment shed along with prime tillable land & some woodland. Parcel IDs: 13-02-004A & 13-02-110 **This farm will be offered individually only.**

Open House Dates: Saturday January 11 from 10:00 AM-12:00 Noon & Tuesday January 14 from 1:00 PM-3:00 PM

Terms: \$25,000 deposit per parcel on farm #1 (Church Rd farm) \$60,000 deposit on farm #2. (Foxboro Rd Farm) Buyer pays 2% transfer tax. Settlement by March 21, 2025 or before.

Approximate Taxes on 10.25 Acres: \$1217 (not enrolled in Clean & Green)

Approximate Taxes on 31.33 Acres: \$646 (not enrolled in Clean & Green)

Approximate Taxes on 31.03 Acres: \$570 (not enrolled in Clean & Green)

Approximate Taxes on 96+/- Acres: \$1983 (not enrolled in Clean & Green)

For more information contact Jake Yoder @ 717-513-5386 or Matt Bergey @ 570-412-0304.

Auctioneers Note: These parcels are in a prime agricultural area of Snyder County & have lots of potential! Located close to Selinsgrove! Auction for all 4 parcels will be held at the Church Rd Farm. GPS address is 767 Church Rd, Selinsgrove PA 17870. Excellent opportunity to purchase prime tillable farmland with home & grain storage facilities & scales! Parcels vary from 10 acres to 96 acres! **In case of snow the snow date will be Tuesday January 28 @11:00!**

BEILER-CAMPBELL
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Auctioneers: Jake Yoder AU #005851

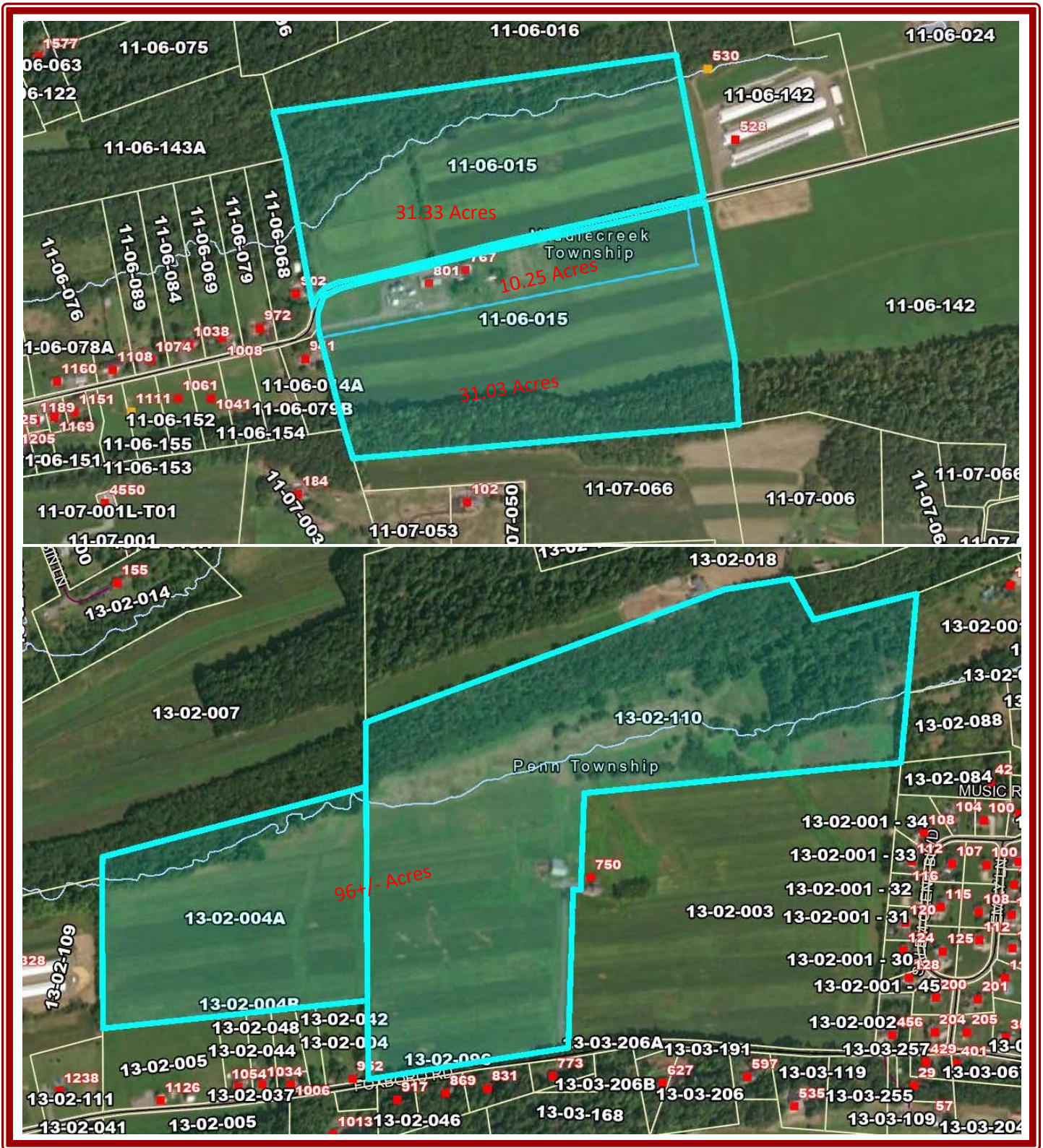
Ph. (717)-513-5386

Matt Bergey AA #019473

Ph. (570)-412-0304

Sellers: BJ&E Realty Co. LP





Aerials are deemed to be accurate but not guaranteed. These aerials are not surveys. Final subdivision approval pending on Church Rd farm.

For more information, pictures and forms go to: www.beiler-campbellauctions.com or www.auctionzip.com or www.GoToAuction.com

Or scan the QR code in the bottom right corner.

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