

PUBLIC REAL ESTATE AUCTION

No Reserve- To Be Sold "Absolute"

127 Acre Organic Dairy Farm

Friday, May 1, 2020 @ ~~2:00 P.M.~~ 3:00 P.M.

1824 Red Bank Rd., McAlisterville, PA 17049- Juniata County

THIS AUCTION IS SWITCHED
FROM AN ONSITE AUCTION TO A
LIVE VIRTUAL AUCTION.
PLEASE CALL 717-629-6036
PRIOR TO AUCTION DATE FOR
BIDDING INSTRUCTIONS.



Directions: From Rt. 322 & 35 take Rt. 35 N for 11 mi. Turn left on Apple Rd. In 0.4 mi. turn left on Red Bank Rd. and arrive at the property.

Property Description: Turn key, 127 acre certified organic dairy farm. Dairy facilities built new in 2010, swing 8 milking parlor, 50'x150' bedding pack area, 10'x 50' concrete manure storage, 5 grain bins, 2- 24 ton, 1- 11 ton, 1- 6 ton, 1-5 ton. Bank barn 40'x100', 35'x60' equipment shed, 28'x60' shed. House needs TLC. The land is mostly fenced, with water to all the pastures. All fields are seeded in grass and/or small grain. The farm is in an ag preservation easement. Possible transferable milk contract with Organic Valley. Buyer to consult Organic Valley for details. The farm buyer has the first opportunity to purchase the Jersey cows on the farm. Possession of fields prior to settlement a possibility. Please contact auctioneer or seller for details. On auction day try any one of these three numbers: Meryl Stoltzfus 717-629-6036, Christ Taylor 717-371-1915, Beiler-Campbell Office 717-786-8000.

Terms: Settlement on or before June 17, 2020. \$50,000.00 down payment on the day of the auction. 2% transfer tax to be paid by the buyer. Real Estate taxes to be prorated from settlement day.

Annual Property Taxes: \$3,910.53

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

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

BEILER-CAMPBELL
AUCTION SERVICES



AY# 002026

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Auctioneers: J. Meryl Stoltzfus

Ph. 717-629-6036 AU#005403

Sellers: Daniel & Pauline Good

Ph. 717-247-6216





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