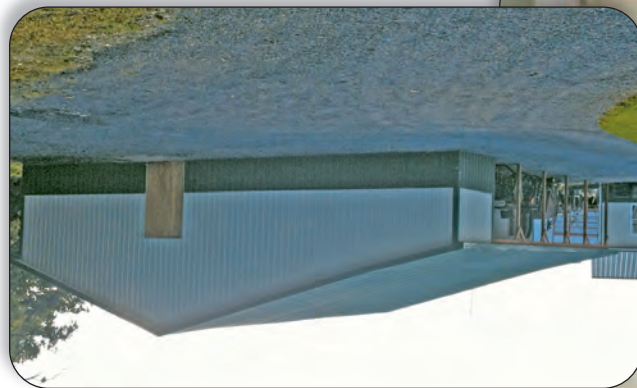
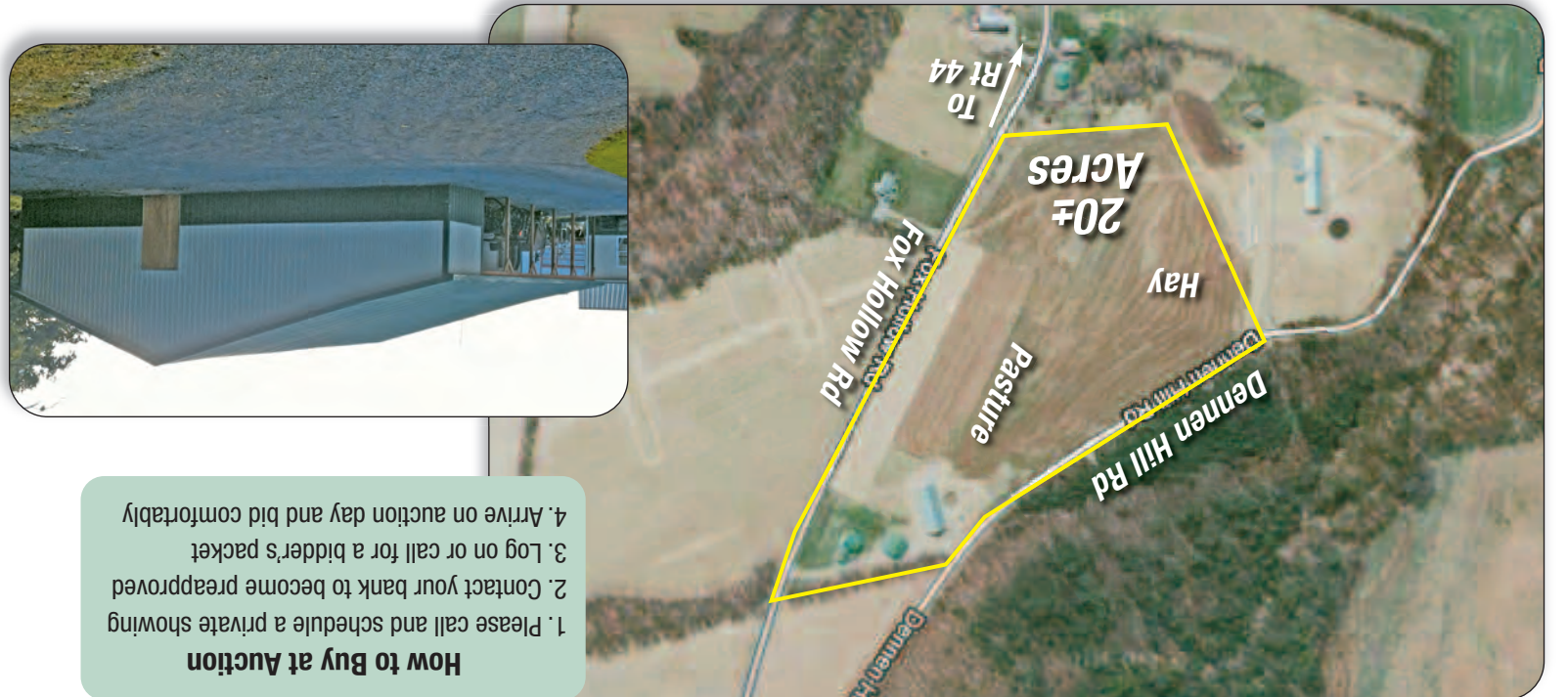


Map is a guide only, not to scale.



How to Buy at Auction

1. Please call and schedule a private showing
2. Contact your bank to become preapproved
3. Log on or call for a bidder's packet
4. Arrive on auction day and bid comfortably

Registration: Anytime before 12 PM the day of the auction, November 10, 2012.
Terms and Conditions: To be sold under owner's immediate confirmation. Cash, Cashier or Certified Check written to Dustin C. Snyder Escrow Account or Cash in the amount of \$20,000 required at the time of auction as a down payment. A 3% buyer premium will be charged and it is to be paid by buyer as part of purchase price.
Contract: The successful high bidder will be required to sign a contract of sale immediately upon the conclusion of the auction with the deposit acting as a down payment.
Closing: Will be on or before 45 days following the auction.

**20±
ACRES**

TURN KEY VEAL OPERATION

Real Estate Auction • Sat., Nov. 10 @ 12pm

ANTHONY Twp. • MONTOUR County

2172 & 2174 Fox Hollow Road • Turbotville, PA 17772



AUCTION TO BE HELD ON SITE.

- 128'x50' Veal Barn
- 8'x40' Manure Storage Pit
- 6+ Tillable Acres, Currently In Hay
- 12+ Acres Pasture, High Tensile Fencing For Beef Operation
- Near New Pole Building With Office 24'x56' Concrete Floor
- Horse Barn, 45'x53' With Machine Shed Overhang
- 2 Homes (Possible Rental Income)

- Great Views
- 2% Realtor Participation Invited



Follow us on...



Try our QR code with your smartphone.



Directions: From Turbotville, PA 17772, travel east on Rt 54 for for approx. 2.5 miles, make a left onto Rt 44, travel on Rt 44 for approx 2.5 miles, make a left onto fox hollow road, continue for approx .5 mile to farm location on left. Please watch for signs.

I would like to thank the family for hiring my services.



PROPERTY DETAILS:

Veal Facility: 50' x 128' Barn 6,400 sq ft

- Concrete floor
- Curtain walls
- Insulated metal roof
- Concrete block foundation

This barn could be used for many other types of operations, Possible: Poultry, Hogs, Dairy, Beef, etc.

Details: current operation is being conducted by owner, contract for the veal is operated through Marcho to continue using Marcho and to be become preapproved to meet there standards please contact: Chad Yoder 215-896-6942

Interior of barn:

- Holds approx. 200 calves
- Stalls utilized
- 1 group of calves per 20 weeks

Feeding equipment:

- 1,000 gallon water tank
- Large stainless steel mixer for milk replacer

Manure Storage: holds 90,000 gallons, at grade manure pit, approx. 8' x40, containing 31,583 cubic feet

Exterior of Barn:

- Tin / Block
- Vented

Heating of Barn:

- Coal burner for hot water heat
- (6) Propane (hanging heaters)

Financing:

Please contact a bank of your choice or utilize:

Ag Choice Farm Credit, Bob Jacobs:
570-524-2204

Susquehanna Bank, Barry Sands:
570-286-6781

Fulton Bank: 570-743-8515

Turbotville Bank, Tom Yoder: 570-649-5118

Property Details:

Address: 2172 & 2174 fox hollow road,
Turbotville, PA 17772

Parcel #: 001-9-z-24-2

Deedbook/Page: 318/649

Zoning: Agricultural Conservation

County: Montour

Township: Anthony

School District: Warrior Run

Clean and Green: No

Taxes: \$3,300±

Land Details:

- 20± Acres total
- 6± Acres tillable, currently in hay
- 12± Acres pasture, could be farmed,
- No woodland on property
- Topography: Rolling

House Details: Main Home with attached secondary home

Main Home: 2- Story

Square Footage: 3,512 sq. ft

Built: 2002

Heating: Coal Stove

Hot Water: Propane

Foundation: Concrete Block

Roof: Metal

Exterior: Vinyl Siding

Lighting: Gas Lights

Bedrooms: 5

Baths: 2

Electric: Rough Wired

Secondary Home: 1-Story Ranch Style

(Built in 2009) attached by breezeway to Main Home

Square Footage: 1,200 sq. ft.

Foundation: Block

Roof: Shingles

Lighting: Gas Lights

Exterior: Vinyl Siding

Bedrooms: 1

Baths: 1

Electric: None

Water: Both Homes, and Barn are serviced by one well approx. 175' Submersible electric pump

Septic: a sand mound is in place on the subject property, servicing both homes

Pole Building:

- 24'x56'
- 10' ceilings
- concrete floor
- Insulated, interior completed
- utilized as a welding shop
- Office 12'x16' petitioned off,
- coal heat

Additional Barn:

- 45'x53'
- Horse Stalls - 5 tie stalls / 3 box stalls
- 5 bay Overhang for equipment storage

Personal Property: will be offered at 10am. John Deere tractors, lawnmowers, guns, tools, household items, hay bales (timothy alfalfa mix), *please see additional sale bill.*

