

10[±] ACRES

TURN KEY VEAL OPERATION

Real Estate Auction • Sat., July 13 @ 12pm

GREEN Township • INDIANA County

288 Valley Road • Commodore, PA 15729

Guaranteed to
sell at or above
\$155,000



AUCTION TO BE HELD ON SITE.



- 156'x50' Veal Barn - Built 2008
- 8'x45' Manure Storage Pit
- 4± Acres Pasture
- Loose Housing

- 200 Head Veal Barn
- Nice Ranch Home (3 Bedroom, 1bath)
- Over \$4,000 In Gross Monthly Income
- 6 Miles From Cherry Tree

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smartphone.



Directions: Take PA-286 E via the ramp to Clymer. Slight right onto PA-240 E. Slight right onto State Route 1019/Valley Rd. Property will be on the right, *please watch for signs.*

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



DUSTIN C. SNYDER
— AUCTIONEER LLC —

Real Estate It's What's For Sale!

For more information contact: Dustin C. Snyder - 570.441.9357 • www.dustinsnyderauctioneer.com

PROPERTY DETAILS:

Veal Facility: 50' x 156' Barn 7,800 sq ft

Built in 2008

- Concrete floor
- Curtain walls
- Insulated ceiling / metal roof
- Radiant floor heat

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 become preapproved to meet there standards please contact: Ryan C. Mattocks 215-896-6774.

Interior of barn:

- Holds approx. 200 calves
- Loose housing
- 1 group of calves per 20 weeks

Feeding equipment:

- 365 Gallon hot water tank
- 200 Gallon cold water tank
- Culligan water system
- Large stainless steel mixer for milk replacer (2,200 lbs tank)

Manure Storage: 8'x45' Gravity fed manure

Exterior of Barn:

- Insulated door panel
- Vented (17 vents)

Heating of Barn:

- Outdoor wood furnace for hot water heat
- Radiant floor heat

Financing:

Please contact a bank of your choice or call Auction Co.

Property Details:

Address: 288 Valley Rd., Commodore PA 15729

Parcel #: 20-013-102-11

Deedbook/Page: 1609/562

County: Indiana

Township: Green

School District: Purchase Line

Clean and Green: No

Taxes: \$1,600±

Land Details:

- 10± Acres total
- 12± Acres pasture, could be farmed,
- Woodland on property
- Topography: Flat

Home Details: Ranch

Square Footage: 30'x50'

Built: 2002

Heating: Setup for wood heat

Hot Water: Propane

Foundation: Concrete Block, partial basement

Roof: Shingled

Exterior: Vinyl Siding

Lighting: Gas Lights

Bedrooms: 3 • **Baths:** 1

Electric: Rough wired, panel box, receptacle outlets in place

Water: Home, and Barn are serviced by one well. Culligan water system services barn.

Septic: Conventional septic w/drain field

Outbuildings:

- (2) Small chicken houses
- (1) 2-Story barn (contains 3 horse stalls and a loft)
- 12'x16' Pole shed
- 12'x24' Mini barn
- 10'x12' Workshop / utility shed

Property: Veal barn operates from 16hp Metro Diesel, hydraulics operate mixing equipment, etc.

Oil & Gas Rights: No oil and gas rights convey

Registration: Anytime before 12 PM the day of the auction, July 13, 2013.
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 \$10,000 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.



Map and property lines are a guide only, not to scale.