

REAL ESTATE AUCTION

Prime Agriculture Farmland | 51+/- Acres

Bank Barn, Farm Shed & Borders Deep Creek

Wednesday, December 11, 2024 @ 1PM

159 West Mountain Road, Hegins, PA | Schuylkill County



Directions: From Route 81 N Turn on Route 209, Stay Right on Main St, which Turns into S Good Spring Rd / Route 125 Through Hegins Continue on N Good Spring Rd Than Turn Left on East Mountain Rd, Continue West Mountain Rd to Farm on Left.

Rare Farmland Opportunity!

- Approx. 46 +/- Acres Tillable Land
- Highly Productive Soils - Type 2 & 3 Leck kill silt loam soils
- Mostly 3%-8% Slope Land
- Quiet Rural Country Setting.
- 22' X 30' Bank Barn & Misc. Outbuildings
- Schuylkill County, Hegins Township, Tri Valley School District
- Tax parcel # 13-05-0006.000, Taxes \$708.18 (2024)
- **Broker Participation Offered** - See website for details.
- **Bridge Loans Offered** – call auctioneer for details

Open House: Wed. Nov 20, 2024, 1-3 p.m.

Terms: Security Deposit on Auction Day - \$40,000 * Settlement on or before **January 31, 2025**

* Taxes prorated to date of settlement * Buyer pays 2% PA State transfer tax.

*Announcements at auction take precedent to previous ads. *Information deemed to be correct, but not guaranteed.

BEILER-CAMPBELL
AUCTION SERVICES



AY# 002026

www.beiler-campbellauctions.com • 888-209-6160

Auctioneers:

Elvin Stoltzfus 717-863-8740 AA# 006393

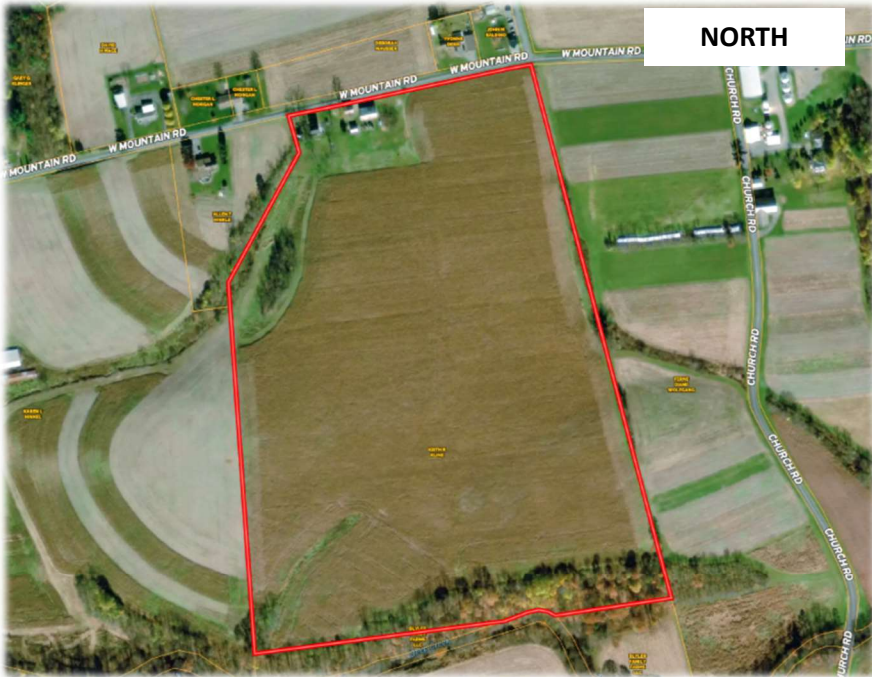
Wilmer Martin 717-333-4881 AU# 006086

Seller: Keith & Kevin Kline

Attorney: Glick, Goodley, Deibler & Fanning, LLP 717-354-7700



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



NORTH



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
LeB	Leck kill channery silt loam, 3 to 8 percent slopes	29.95	59.77	0	63	2e
LeC	Leck kill channery silt loam, 8 to 15 percent slopes	13.67	27.28	0	60	3e
CaD	Calvin shaly silt loam, 15 to 25 percent slopes	3.32	6.63	0	37	4e
CaC	Calvin shaly silt loam, 8 to 15 percent slopes	1.71	3.41	0	45	3e
WKF	Weikert and Klinesville shaly silt loams, steep	1.42	2.83	0	6	7e
MeB	Meckesville loam, 3 to 8 percent slopes	0.05	0.1	0	45	2e
TOTALS		50.12	100%	-	58.22	2.58

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

