

# UNION COUNTY FARM AUCTION

Saturday April 5, 2025 @9:00 AM Real Estate @12:00 Noon

46 Acre Farm • Stunning Home & Outbuildings

Prime Tillable Soil • Tractor • Mower

Shop Tools • Furniture & Household

1902 Pheasant Ridge Rd, Lewisburg PA 17837- Union County



**Directions:** From Rt 45 W from Lewisburg turn left on Fairfield Rd then right on Smoketown. In a half mile turn left on Pheasant Ridge Rd. Farm will be on the right. Watch for signs!

Beautiful 46-acre farm with a stunning 5 bedroom 4 1/2 bath home & outbuildings! This farm is a rare find & offers so much! Home is a 2-story farmhouse that has been completely remodeled with a gorgeous custom kitchen, new windows in 2021, large spacious rooms with 9' ceilings, hardwood floors throughout, 2 fireplaces, living room, dining room, 1<sup>st</sup> floor master bed & bathroom with tile shower & so much more! Central air with 3 zones added and updated hot water baseboard to include 3 zones. Outbuildings include a large 38x77 by 27x51 bank barn, garage & shop combo with a 33x35 3 bay garage with concrete floor & heat, shop side is 25x33 & also has concrete floor & heat! A heated 20x29 woodworking shop with additional 14x29 room. A 9x24 corn crib equipment bay with a 22x23 2 bay garage/shop area & an open side equipment shed! This is a farm you must see to fully appreciate! Over 1500' of road frontage along Pheasant Ridge Rd & the acreage is almost all open land with prime tillable farmland. Very nice setting with views of the surrounding farmland & mountains! Excellent location & approximately 10 minutes from Mifflinburg, Lewisburg, & Bucknell University! 25 minutes to Selinsgrove & 1 hr & 50 minutes to Lancaster.

**Open House Dates:** Sat March 8 from 10:00am - 12:00 noon  
Tues March 11 from 1:00pm - 3:00pm

**Terms:** \$60,000 deposit day of auction. Buyer pays 2% transfer tax. Settlement by June 6, 2025, or before. New buyer to have immediate access to tillable fields for planting purposes if desired

**Annual Taxes:** \$6132 (Enrolled in Clean & Green)

For more information, contact Jake Yoder or Matt Bergey.



BEILER-CAMPBELL  
AUCTION SERVICES



AY# 002026

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**Auctioneers:** Jake Yoder AU #005851

Ph. (717)-513-5386

Matt Bergey AA #019473

Ph. (570)-412-0304

**Sellers:** Bradley & Darla Maxwell





**Tractors, Mowers, Post Hole Auger:** 1999 Woods Skidtools post hole auger; 1998 3 pt hitch 6' scraper blade; 2002 Kubota MX5000 4x4 tractor w/suitcase weights (195.9 hr); 2002 Land Pride FDR2572 rear mount finish mower; Kubota ZD326 diesel zero turn mower (926 hr);

**Woodworking Equipment:** Grizzly G04532 planer; Grizzly jointer; Delta drum sander; Craftsman lathe; Craftsman table saw; Craftsman radial arm saw; Craftsman scroll saw; Craftsman jointer; Delta shaper; jig saws; Grizzly spindle sander; drill press; misc hand tools (circular saw, drills, sanders etc)

**Shop Items, Tools & Misc:** Skat Blast sandblaster booth; Porter-Cable 8000 watt generator Briggs Stratton; Porter-Cable 6 gal. compressor; Campbell Hansfield 80 gal air compressor; General Hydraulics 2 ton lift; 3 engine stands; 300 gal. gas tank w/pump; Turbine paint spray system; parts cleaning tank; polisher; paint guns; HVLP painter; paint; paint supplies; Craftsman hand tools; chain saws; oils & lubes; misc hand tools; Dremel kit; Lincoln welder stick; air conditioner; work benches; clamps; jacks; chains; tire chains; ladders; bag cart; Fimco bed sprayer; feed bin; copper tub; windows; doors; shutters; screen doors; LP gas hot water heater; old milk can wagon; tarp straps; moped; saw horses; bike; wood; milk can; fence post; concrete forms; box fans; ropes; car cleaning & washing supplies; utility ladder; fence wire; tool boxes; antique tools; metal work bench; air hoses; extension cords; work lights; portable sandblaster; air central paint tools; air tank; lots of antique weathered wood; lots of old windows w/wavy glass & much more!

**Lawn & Garden:** EarthWay seeder; Craftsman 22" mower; Craftsman 28" snowblower; pruning tools; hedge trimmer; leaf blower; Adirondack chairs; weed eaters; sleds; yard tools; shovels; rakes; gas cans; wire; Troy-bilt rototiller; picnic table; gas grill; wheelbarrow; outhouse; planter box; buckets; apple crates; box traps; planters; & more!

**Household:** 3-piece entertainment center; leather couch; secretary desk; credenza desk w/shelf unit; double bed; 2 twin beds; antique rope bed; dresser; chairs; iron kettle; platform scale; cabinets; small refrigerator; folding chairs; cooler; freezer; file cabinets; lamps; lamp shades; rugs; & many more items!

**For questions on personal property items, contact Darla Maxwell @513-315-4169**



For more information, pictures and forms go to: [www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) or [www.auctionzip.com](http://www.auctionzip.com) or [www.GoToAuction.com](http://www.GoToAuction.com)

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