

94.4 ACRE FARM

PUBLIC AUCTION

HOUSE | BARN | OUTBUILDINGS

BEDFORD COUNTY



2075 Lafayette Rd. | New Enterprise, PA 16664

Directions: From S. Market St in Martinsburg take Cross Cove Rd. In 5.1 mi. turn left on PA-867 S. In 4.2 mi. property is on the right.

PROPERTY FEATURES

- 94.47-Acre Farm in Scenic Morrison's Cove
- Level and highly functional farm
- Approximately 70 +/- acres of tillable land (44 acres currently fenced for pasture)
- 21+/- acres of woodland
- Soil Types: Hagerstown silt loam, Andover cobbly loam Murrill channery loam.
- Potter Creek flows through woodland
- Dual road frontage along Lafayette and Twin Ridge Roads
- 40' x 100' Two-Story Barn:
- 34' x 144' Livestock Barn (built in 2012)
- 30' x 50' Machinery Shed: Includes a 16' lean-to.
- 30' x 42' Insulated, Heated Workshop
- A well-kept 2.5-story farmhouse (2,461 sq. ft.)
- Spacious eat-in kitchen with oak cabinetry
- 3 bedrooms, 2 bathrooms
- Attached 2-car garage

OPEN HOUSE

Sat. Mar. 1, 12-2 P.M.
&
Sat. Mar. 8, 12-2 P.M.
For a private tour call:
Gerald 717-582-6589
Meryl 717-629-6036

For additional photos and information go to beiler-campbellauctions.com or scan the QR code.

TERMS

\$50,000 down payment on the day of the auction. Settlement on or before May 27, 2025. 2% transfer tax to be paid by the buyer. Real estate taxes to be prorated from settlement day. **Annual Taxes \$3,100.00.**

Contact us for quick, convenient financing options, including down payment and bridge loans.

All information is deemed accurate but not guaranteed

**AUCTION
DATE
FRIDAY
MARCH 28
2025
@ 2:00 P.M.**

AUCTIONEER REMARKS *With approximately 70 acres of tillable land, this property offers exceptional agricultural and subdivision potential. Its dual road frontage and fertile soils make it a rare opportunity to own prime farmland in Morrison's Cove. Additionally, the 21+/- acres of woodland and the meandering Potter Creek provide excellent recreational and hunting opportunities.*



BEILER-CAMPBELL
AUCTION SERVICES

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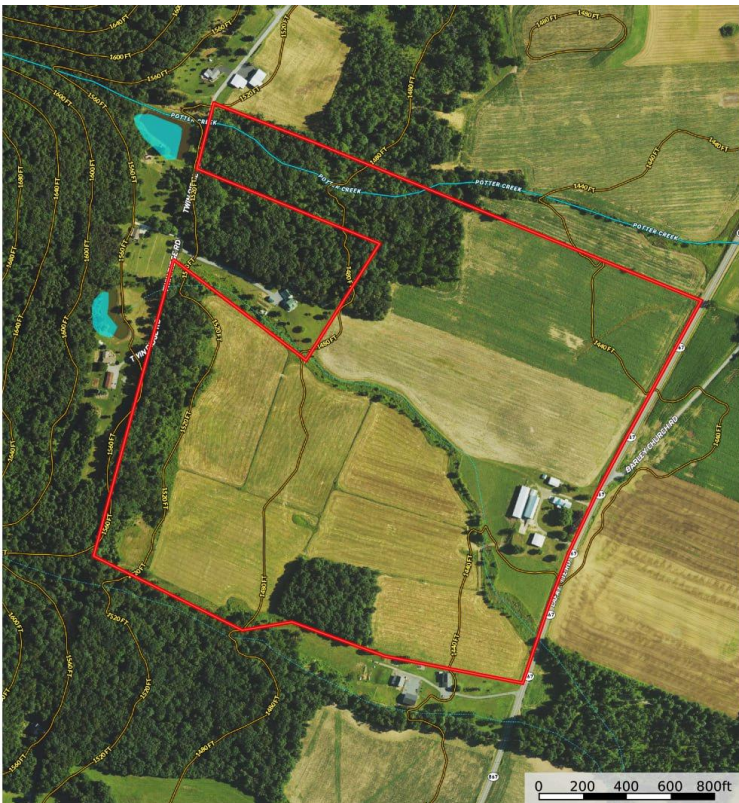
AUCTIONEER

J. Meryl Stoltzfus
AU#005403
Ph 717-629-6036



SELLERS

**Patty, Benjamin &
Matthew Unpingco**



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