

MIFFLIN COUNTY FARM AUCTION

Saturday, May 10, 2025 @9:00 AM Real Estate @12:00

103 Acres • 4 Bedroom 2 Bath Home • 2 Turkey Barns

Outbuildings • Tillable & Woodland

Farm Equipment • Truck • Tractors • Tools

136 Winding Ln, Lewistown PA 17044



Directions: From Rt 322 take the Burnham/Yeagertown exit and turn right on Ferguson Valley Rd. Go for .8 mi then right on Winding Ln. Farm will be on the left. Watch for signs!

Beautiful 103+/- Acre commercial turkey & crop farm located in Ferguson Valley just minutes from Rt 322! This farm offers so much including a spacious 4 bedroom 2 bathroom home with attached 2 car garage. Home has historical story attached to it & is believed to have been built in the late 1840s but has been very well maintained & remodeled! Paved driveway into the farm. Outbuildings include (2) commercial 50'x735' Turkey barns with current contracts! Turkey barns have a backup generator, computerized operation, (2) 10-ton & (2) 18 ton grain bins per barn. Barns are currently used to raise organic heavy toms. The farm has 3 wells 1 for each barn & 1 for the home. 2 propane tanks per barn for heat. Sides are metal & curtain with tunnel fans & sidewall fans. A compost shed, 42'x84' hay barn, 46'x81' equipment shed, 26'x36' storage barn, 29'x51' workshop/garage with 2 overhead doors, concrete floor, & electric! Farm is a nice combination of tillable fields & woodland with mature timber! Also a great farm for recreational/hunting. Stunning setting with very nice views of Jacks Mountain! Located in an excellent location just outside of Lewistown & Reedsville! Approximately 30 minutes to State College & 1 hour 40 minutes to Lancaster!

For information on the commercial Turkey Barns & Contracts please contact Virginia Poultry Growers Co-op Rep: Ashley Soccio @ 540-830-4380.

Open House Dates: Wednesday April 16 from 1:00 PM-3:00 PM & Saturday April 19 from 10:00 AM-12:00 Noon

Terms: \$75,000.00 deposit day of auction. Buyer pays 2% transfer tax. Settlement by July 3, 2025 or before. New buyer to have immediate access to tillable fields for planting purposes if desired.

Annual Taxes: \$11,648.68 (property is enrolled in Clean & Green)

For more information or private showing, contact Jake Yoder @ 717-513-5386.

Tractors, Skidsteer, & Truck: 7635 New Holland tractor 4x4 cab 3 point (2912 hrs); McCormick X10.55M tractor turbocharged 4x4 (low hours); TYM T474 Tractor 4x4 w/loader; Mustang 2044 Skidsteer w/attachments (new motor from Penn Equipment 2 years ago 2963 hrs); F550 15' flatbed 2004 V10 Triton (31,261 mi);



BEILER-CAMPBELL
AUCTION SERVICES



AY# 002026

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

Auctioneer:

Jake Yoder AU #005851

Ph. (717)-513-5386

Seller: Robert K. Stitt Estate



Farm Equipment: New Holland H7330 Disk Bine 10' cut; NH 450 round baler, silage special roll belt; Pequea hay tedder; Stoltzfus MFG litter/lime spreader; (Skidsteer attachments include): (2) 4' buckets, bale hugger, Kwik-Way 7' blade, & quick-attach forks; red 3 pt fertilizer spreader; 3 pt post auger; Aerway 3pt 9'; small 3' cultivator; 250 gal Diesel tank hand pump; New Holland 258 roll bar rake; Woods 3 pt 6' rototiller; Zimmerman elevator 32' rubber belt; cement mixer; 6' landscape rake; Oliver 10' disk; Brillion 10' cultipacker; 10' spring tooth harrow; New Holland 163 tedder 4 star; 500 gal pressure washer PTO drive tow behind; small yard lime spreader; NH 145 spreader (nice condition)

Lawn & Garden & Misc. Kubota ZD1021 60" deck; large fans; Little Wonder leaf blower; push mower; rolls of poultry wire; barn dry; poultry grit; big stack of brick; steel fence posts; grinder; and more!

Woodworking: OSB board; Speed Air upright air compressor; wood clamps; Delta scroll saw; PTO driven pump; Delta DJ20 jointer; Delta band saw; Delta radial arm saw; Delta drill press; Ryobi 10' planer; Delta shaper (lots of bits); Rockwell mod 10 contractor saw; Delta 12' planer; Craftsman radial saw 10"; Ryobi oscillating spindle sander; belt sander; Delta 48" lathe; misc hand tools, nuts & bolts etc; and much more!



Auctioneers Note: Excellent opportunity to purchase a farm in the Beautiful Ferguson Valley with immediate cash flow from (2) Turkey barn operation. Established farm with new contracts available to qualified buyers! High quality farm equipment, woodworking tools, & shop tools! Personal property items starting @ 9:00 AM & Real Estate will be at 12:00 Noon!

Aerial is deemed to be accurate but not guaranteed. This is not a survey.

For more information, pictures and forms go to: www.beiler-campbellauctions.com or www.auctionzip.com or www.GoToAuction.com

Or scan the QR code in the bottom right corner.

BEILER-CAMPBELL
AUCTION SERVICES



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

Auctioneer:

Jake Yoder AU #005851

Ph. (717)-513-5386

Seller: Robert K. Stitt Estate

