

# 71 ACRE FARM

# PUBLIC AUCTION

HOUSE | BARN | POND | PERSONAL PROPERTY

INDIANA COUNTY

**MULTI-PARCEL AUCTION**



## 4078 Gipsy Road | Glen Campbell, PA 15742

Directions: From Cherry Tree, take Rt. 240 to T928, turn right on Pioneer Lake Road, go to Hillsdale Rd., and straight onto Wilgus Rd., turn left on Gipsy Road & property is on the right.

### PROPERTY FEATURES

#### Parcel #1 - 41 Acre Farm with Farmhouse & Buildings

- 4 Bed, 3 bath - Remodeled Farmhouse
- 16x44 Poly Deck
- Radiant floor heat, outdoor wood/gas furnace
- 50'x 60' Bank Barn
- 20'x20' Garage
- 28'x28' 2 Story Garage / Shop
- Approx - 11 Acres Tillable Ground - Pasture
- 27 Acre Woods – not logged in for at least 24 years
- Stocked Farm Pond -4/10-acre -13' deep (great fishing)
- Onsite Septic - Spring water - Public gas
- Montgomery Twp. | Purchase Line School District

**Parcel # 2** – 30+/- Acres vacant land (24 acres woods & 6.17 acres field) & 14'x36' 2-story shed

**Parcel # 3** – 2 story, 3-bed, 2 bath rental home on 0.17 acre.

- 2 car garage - Fenced backyard - All-season room
- The buyer of Parcel #1 gets the first option to buy this property on sale day. There is a lease on the property currently.

### OPEN HOUSE

Fri. March 14, 2-4 PM

Wed. March 19, 11-1 PM



## AUCTION DATE

Friday,

**APRIL 4, 2025**

Personal Property

@ 9 am

Real Estate

@ 12:00 Noon

### TERMS

- \$25,000.00 Down Payment- day auction.
- Settlement on or before June 9, 2025.
- 2% transfer tax to be paid by the buyer.
- Annual Taxes \$2,500 | Clean & Green
- Real estate taxes prorated from settlement day.
- The farm is currently being surveyed therefore final verifiable acreage will be disclosed in completed survey.
- Contact us for down payment and bridge loan options.

*All information is deemed accurate but not guaranteed.*

**AUCTIONEER REMARKS:** Very well-kept property with a nice mix of open and wooded land. Perfect for hunting enthusiasts, homesteaders, or hobby farmers! Bordering State Game Lands #262 (5,419 acres).



**BEILER-CAMPBELL**  
AUCTION SERVICES

beiler-campbellauctions.com • 888-209-6160 AY#002026

### AUCTIONEERS

J. Meryl Stoltzfus

AU#005403 Ph 717-629-6036

Elvin Stoltzfus

AU#006393 Ph 717-863-8740



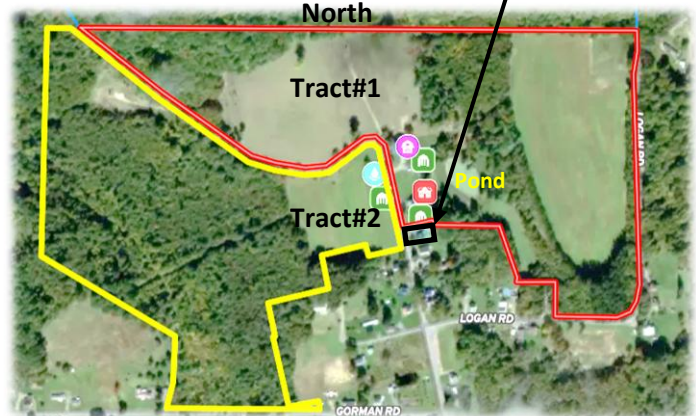
### SELLERS

Alvin & Mary Zook

**ATTORNEY**

Samuel H. Clark

Ph 724-463-8791



## FARM EQUIPMENT

T300 Bobcat Track Loader – 3,810 hrs.; Caterpillar 246 Skid Loader -2,253 hrs.; Steinsammler Grapple; Ford 5600 Tractor 4-wheel drive - 1987 hrs; 4-Star Tedder; 2-Star Tedder – Sitrex; Kuhn 8' Disc Bine FC 250; NH 638 Round Baler; NH 256 Roll-Bar Rake; Hesston V12 Rake; 18' Farmco Rack Wagon; 5' Bush Hog; White 508- 3-bottom plow; 12' Culti-Mulcher –Brillion; NH 326 Square Baler; 5 hp electric Roller Mill.

## LAWN & GARDEN

Cub Cadet Z-Force SX Zero Turn Mower -24 HP Kawasaki; FastTrak - Hustler Zero Turn Mower - 52"; 4x8 aluminum trailer. Country Clipper Zero Turn Riding Mower

Many more items not mentioned, possibly selling with 2 auctioneers. All information provided is deemed to be accurate but not guaranteed.

## TOOLS & MISC

Werner Extension ladders; 24"x28' Aluminum Plank; Propane Burnham Series 3 Furnace; Ready Heater - 165K BTU; Approx. 30 old hand-hewn barn beams, lumber-cedar & misc. new & used; Pallet forks & More.

## BOAT

Mirro Craft fishing boat- 2-cycle, trolling motor & boat trailer.