

24.3 ACRE FARM PUBLIC AUCTION

HOUSE | BARN | SHOP | POND

INDIANA COUNTY



4826 Rt. 217 Hwy N | Blairsville, PA 15717

Directions: From US-119/US-22W in Blairsville, take the PA-217 exit Blairsville. Turn right onto PA-217 N and go 4.1 miles. Turn left onto Grange Rd and take an immediate right into the driveway. Sign on property

PROPERTY FEATURES

- 24.35 – Acre farmette in Indiana County
- 3 Bedroom, 1.5 bath, 2279 sq ft farmhouse with covered front porch
- Outdoor wood furnace/natural gas heat
- Attached single car garage and detached 2 car garage
- ½ acre spring fed pond for fishing or irrigation
- 7+/- acres of fields and 10 +/- acres of woods & pasture
- Enclosed treestand for exceptional hunting
- 40'x78' bank barn with finished game room in the upper part and 32'x156' addition
- Former dairy barn converted to horse stalls and storage
- 40'x80' equipment shed and two story chicken house
- Heated 20'x40' shop with overhead garage door
- Patio with water garden and picnic area

OPEN HOUSE

Fri. Mar. 14, 11 AM-1 P.M.
& Wed. Mar. 19, 2-4 P.M.
For a private tour call:
Gerald 717-582-6589
Meryl 717-629-6036

TERMS

\$30,000 down payment on the day of the auction. Settlement on or before June 11, 2025. 2% transfer tax to be paid by the buyer. Real estate taxes to be prorated from settlement day. **Annual Taxes \$3,452.00.**
Contact us for quick, convenient financing options, including down payment and bridge loans.

All information is deemed accurate but not guaranteed

**AUCTION
DATE**
Friday
**APRIL 11,
2025**

Personal Property
@ 10 am
Real Estate
@ 12:00 Noon

AUCTIONEER REMARKS *This 24.35 acre farmette provides ample space for a business, farming, storage, and recreation. The land boasts open pasture, wooded areas, and a picturesque pond, making it ideal for livestock, outdoor enthusiasts, and hunters, with established hunting stands already in place. Whether you're looking for a working farm, a serene retreat, or a homestead with room to grow, this scenic property offers endless possibilities in a classic country setting.*



BEILER-CAMPBELL
AUCTION SERVICES

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



SELLERS
**Lee & Marilyn
Halteman**



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

FARM EQUIPMENT

Gehl Mix-All; Kubota RTV 900; bale spear attachment; Massey Ferguson 65 gas WF; 5' John Deere brush hog, rough; 6' Land Pride tiller model # RTR1574; McCurdy gravity wagon 10'x6'; Babson Bros. Co. Chicago elevator vacuum pump; 8'x22' reefer body Thermo King unit.

VAN & CAMPER

2010 Chrysler Town & Country; Fleetwood Tucson pop-up camper.

Many more items too numerous to mention, including some household items.
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TOOLS & MISC

20" Grizzly planer; 18" Grizzly band saw; Biro Bandsaw; Barnett crossbow; electric meat slicer.

LUMBER

Large selection of kiln-dried lumber, red oak, walnut, cherry, plus a nice selection of live edge lumber.