

PUBLIC AUCTION

MARCH 8, 2019

2:00 PM



WHISPERING SPRING FARMS LLC

100 MILL RD, TURBOTVILLE PA

155 ACRE MONTOUR COUNTY/LIMESTONE TOWNSHIP FARM
(1 MILE OF ROAD FRONTAGE ALONG MILL RD)



PARCEL #1 CONSISTS OF 68 ACRES OF PRIME OPEN FARM LAND, 5BEDROOM RE-MODELED FARM HOUSE, 50'X100' MACHINERY SHED, 30'X40' SHOP & BUTCHER SHOP, BANK BARN, HI-TENSILE FENCING, 2 DRILLED WELLS. TERMS: \$40,000 DOWN DAY OF AUCTION.

PARCEL #2 CONSISTS OF 35 ACRES OF OPEN & WOODEN TRACT ALONG MILL RD. BORDERING PARCEL 1 & RAILROAD TRACK TERMS: \$10,000 DOWN DAY OF AUCTION



PARCEL #3 CONSISTS OF 4 ACRES OF OPEN TRACT-HI TENSILE FENCING BORDERS PARCEL 2 AND RAILROAD TRACKS. TERMS: \$1,000 DOWN DAY OF AUCTION.

PARCEL #4 CONSISTS OF 2.5 ACRES OF OPEN LAND-HI TENSILE FENCING AND BORDERS PARCEL 3 AND RAILROAD TRACKS. TERMS: \$1,000 DOWN DAY OF AUCTION.

PARCEL #5 CONSISTS OF 30 ACRES OF PRIME FARM LAND ADJACENT TO PARCEL #1 ALONG MILL ROAD. UNLIMITED POTENTIAL!!! TERMS: \$15,000 DOWN DAY OF AUCTION .

PARCEL #6 CONSISTS OF 14 ACRES OF OPEN LAND ALONG COUNTY LINE RD AND COTNER RD. SUBDIVISION AND PERKED. TERMS: 5,000 DOWN DAY OF AUCTION For more info or to view call Auctioneers

Auctioneer Note: **UNLIMITED POTENTIAL MONTOUR COUNTY/LIMESTONE TOWNSHIP FARM OWNERS ARE VERY MOTIVATED TO SELL - COME PREPARED TO BUY!!**

Terms: No Buyers Premium, above down payments due when declared sold day of sale. Down payment will be in the form of certified or cashiers check payable to FRALEY AUCTION CO. Balance in 45 days or upon delivery of clear deed. Properties subject to immediate confirmation

AUCTION PROCEDURE :

PARCELS 1-4 WILL BE OFFERED INDIVIDUALLY AND THEN OFFERED AS COMBINATION. IF NO ONE PERSON BIDS ON THE COMBINATION THEY WILL BE REOPEN INDIVIDUALLY & SOLD THAT WAY.

PARCELS 5-6 WILL BE OFFERED INDIVIDUALLY AND THEN OFFERED AS A COMBINATION. IF NO ONE PERSON BIDS ON THE COMBINATION THEY WILL BE REOPEN INDIVIDUALLY & SOLD THAT WAY.

Conducted by:



Auction Co., Inc.

1515 Kepner Hill Road • Muncy, PA 17756

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