



PUBLIC AUCTION



**Fantastic
Northern Pa Dairy Farm
(Country Path "the Nolts")**

1766 E Canton Road, Canton, PA

Tuesday Evening

May 30, 2017

7:00 PM



Consists of Approx 201 acres (155 tillable) fancy 77 tie stall barn (tunnel ventilation—gutter cleaner, cow mats) w/ attached 50 x 120' heifer freestall barn 3 silos, Built in 2014 is a 70'x 200' 18' hi pole building w/ over head doors (from 16 to 25')& 50' fancy enclosed insulated shop area. Also 40x76' show barn built in 2013, & 52x72' dry cow barn. Quanset machine shed w/ clear span. New in 2014 concrete manure pit (14' x 111')



w/ 2 pad concrete barnyard lot. Crop land is kept right up to par, ready to grow crops.

A 4 Bedroom main home w/ attached garage. Also 3 bedroom tenant home. 3 wells, over 1 mile of road frontage. Property offered with 75% mineral rights to new buyer.

OFFERED 3 WAYS Parcel #1 all buildings and approx. 170 acres on East side of blacktop. Parcel # 2 approx. 30 acres on west side of blacktop mostly open farm land

NOTE: After having a very success full dairy & machinery sale, Nolts are planning on moving to Texas and are very motivated to sell. Get your financing approved NOW !!!!! If you want to milk cows in a great facility or just make a great investment this is the place.

TERMS: Parcel #1 \$75,000 in certified or cashiers check eve of sale, **Parcel #2:** \$20,000 down, bal in 60 days or delivery of good deed. Immediate possession of farm ground possible. Subject to immediate confirmation. 6% buyers premium. For more info call Auctioneers.

Owners,
Scott & Karen Nolt
(570) 220-5500

Conducted by:



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