

CREEKSIDE DAIRY LLC

REAL ESTATE AUCTION

320 Acres in 4 parcels in the Town of Owego, NY (Tioga Co)

SALE SITE HOME FARM 349 Middle Rd Owego, NY

Friday Evening, **JUNE 22, 2018** 7:00 PM



PARCEL #1

Approx. 132 acres 80 +/- tillable with double road frontage along Middle Rd. New 3 yr. old drive thru 6 row free stall barn (140 stalls), curtains, 72 x 208' heifer barn w/ drive thru feeding. Other free stall barn, newer holding area, Dbl 12 parabone parlor, 50x107' & 72 x 84' machinery sheds. Million gal manure pit, large cemented silage area. Commodity shed, 2 car garage. Workshop, 2 1/2 story farm house remodeled inside, 12 rooms, 7 bedrooms, hot air heat. This property has 3 wells -1 artesian,

This property has 2 stocked ponds. Parcel # 139.00-2-19



PARCEL #2

Adjoins parcel #1 a short right away from Herzog Rd 38 acres approx. 22 open tillable land nice secluded tract. Great Hunting Parcel # 139.00-2-23.

PARCEL #3

Approx. 103 acres 35 tillable w over 1 mile road frontage along Middle Rd & Green Rd. Great Hunting Parcel # 150.00-2-7.1

PARCEL # 4

Approx. 52 acres 40 tillable with road frontage along Middle Rd Parcel # 150.00-2-6.1

All 4 parcels are in great Deer, Turkey & Bear hunting areas.

All OGM's transfer to new buyer.

Manure management plan updated in 2017



REAL ESTATE TERMS: Parcel # 1: \$30,000.00 down, Parcel # 2: \$5000.00 down, Parcel # 3: \$15,000 down Parcel #4: \$7500.00 down evening of sale in cash or certified funds. Balance at closing in 60 days. Transfer taxes divided between buyer & seller. RE taxes prorated day of closing. 6% buyers premium. Parcels offered singularly or in combinations. Properties offered free and clear of all liens. Subject to immediate sellers confirmation.

Properties being sold by Thomas Saveri CRB Broker
of Howard Hanna Realty Pioneers, Towanda, PA

Sellers,
Creekside Dairy LLC
Kenneth & Elizabeth Eaton
Paul & Heather Eaton

Conducted by:



Auction Co., Inc.

1515 Kepner Hill Road • Muncy, PA 17756

www.fraleyauction.com

(570) 546-6907