



PUBLIC AUCTION

Susan A & the late Steve R Shipman

Valuable 108 acre Farm, Equipment, Etc.

To be held on premises at 262 Burrell Road, MILL HALL, PA {East End Valley Area}

Saturday, October 26, 2024

11:00 AM

BEAUTIFUL 108 ACRE FARM

One of the nicest in the valley with level to gently rolling land

Absolutely Breathtaking property

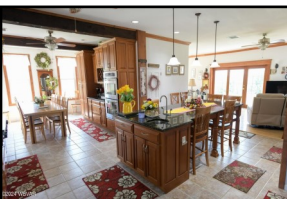
with miles of views of the whole East End Valley

Over 1 mile of road frontage along Burrell Road & East End Mtn. Rd

A once in a lifetime opportunity to own this 108 acre farm with 4 adjoining parcels. (located in Clinton Co. Lamar Twp). Beautifully updated 4 bedroom farmhouse with a gourmet kitchen and a Viking gas stove. The farmhouse has a propane furnace with central air on the 2nd floor and mini-splits on the 1st floor. Outside has an in ground pool with outdoor kitchen and pizza oven, off a large maintenance free deck. Perfect for entertaining. The farmland is a mixture of tillable ground, fenced pastures, and some woods. There are 3 outbuildings. A 2-car garage, bank barn with 37 milking stalls and ground level hay storage. The 3rd building is a large Morton steel pole barn. Large stocked farm pond - very nicely groomed. (Map ID 05-01--0043-D)

OPEN HOUSE DATES : Sat Sept 28 from 1:00PM to 3:00 PM Also Sat Oct 12, from 1:00 PM to 3:00 PM For any info on property: Contact Scott Johnson at Adventure Reality, Office (570) 505-3957 Cell: (570) 971-1998

DO NOT CONTACT OWNER, ALL INQUIRIES MUST BE MADE THRU TO SCOTT JOHNSON
2% Broker participation offered must register 48 hrs before sale by contacting Fraley Auction Co.



RE TERMS: \$100,000 down day of sale in certified or guaranteed funds, balance in 60 days. 6% buyers premium to be applied to purchase price . Transfer taxes divided equally between buyer & seller. RE Taxes prorated day of settlement. Subject to immediate confirmation. Other terms made known day of sale. Any testing may be done prior to sale day at potential new buyers expense. For more info or to view call Auction Co. at 570-546-6907 or Scott Johnson 570-971-1998

AUCTIONEER NOTE: Seller is very motivated to sell - come check this property out - you won't be disappointed. Property has been in family over 40 years. The contents are all just like new

EQUIPMENT: 2023 KubotaSV75 skid steer-57 hrs; 2020 Lightning 24' snowmobile trailer; 22 Ski Doo 900 TurboAceR snowmobile-1900 miles; 21 Skid Soo 850 MXZS snowmobile; Polaris Ranger 1000 XP; 2 ExMark zero turn mowers; 21' Sure Trac 12 dump trailer; Polaris Sportsman 450 4 wheeler; plus lots more

WATCH FOR LISTING OF EQUIPMENT & HOUSE CONTENTS TO BE SOLD AFTER REAL ESTATE



1515 Kepner Hill Rd.
Muncy, PA 17756

570-546-6907 | fraleyauction.com

SELLING IMMEDIATELY AFTER REAL ESTATE

Everything absolutely just like new - the Shipman's are very good caretakers



2023 KUBOTA SV75 SKID LOADER, 2 spd, hyd disconnect – only 57 hrs SAME AS BRAND NEW, new quik tach grapple bucket; quik tach bale spear; quik tach forks; **2020 Lightning 24' snowmobile trailer, T/A, drive on – drive off, JUST LIKE NEW**; 2022 Ski Doo Mach Z 900 Turbo Race snowmobile E Tec – only 1967 miles; 2021 Ski Doo MXZ x snowmobile, both sleds just like new; 2 Ex Mark Lazer Z E series zero turn mowers, 300 & 469 hrs; Polaris Ranger 1000 XP side by side RTV; 2021 Sure Trac 12' dump trailer, tandem axle like new; Large quantity of lumber, air dried, stored inside – cut on this farm; Polaris 450 4 wheeler-850 miles; 16' T/A tag along trailer w/ ramp; Swisher 22 ton log splitter on wheels; Canoe; 10' alum flat btm boat; pull type seed spinner; Mantis rototiller; Pancake air compressor; Craftsman roll away tool box; 2 one hole corn shellers; Echo & Stihl gas blowers; 2 power washers; Fimco 12v sprayer; bike rack; portable basket ball hoop; quantity of hunting & snowmobiles items & clothes; 2 back pack sprayers; 3200 watt generator; planet Jr; **Lots of Milwaukee battery-op tools**; Sears radial arm saw; Stihl 025C chainsaw; Husquvarna 550XP chainsaw; Crows soybean, Funks, Northrup King, Hoffman signs; Lots of hand & garden tools; wrenches & tools.



SOME HOUSE ITEMS: Sleep Number King size bed; leather couch; Queen sleeper sofa; pink rocking chair; small bakers pantry; white dresser; other dressers; crib; Bowflex max trainer; end tables; coffee tables; Gas grill; porch swing; etc.

TERMS: Cash or good PA check day of sale, nothing removed until settled for

Live in person & internet bidding



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