

PUBLIC AUCTION

TO SETTLE THE ESTATE OF PAUL L KITCHEN

Household Goods, Steam Whistle collection, Guns, Antiques, Equipment

Located on farm at 905 Whitmoyer Road, WATSONTOWN, PA



SATURDAY, **MARCH 15**, 2025

Starting 9:00 AM

96 ACRE NORTHUMBERLAND CO FARM at 1:00 PM

Sells to the highest bidder

THIS PROPERTY HAS NOT BEEN ON THE MARKET FOR OVER 65 YEARS

Once in a lifetime opportunity – Beautiful setting

Property is tax parcel #026-00-014-004. of Lewis township Northumberland Co. Farm consists of over 96 acres of rolling farmland in a picturesque private setting, **82 acres of** highly productive cropland (approx. 10 acres currently fenced with beautiful board fence). Balance of acreage is woodlot & home site. Over 1/2 mile paved road frontage along Twp road. 2 story solid brick historic 10 room, 4 bedroom 1 bath farmhouse. (approx. 2016 sq ft,(home has some structural & water damage). Updated 200 amp elec service, oil furnace with hot water baseboard heat & backup LP wall unit heaters. Conventional septic system & onsite well. Plus 2 car attached garage w/ workshop area. Asphalt driveway & parking area. Large L shaped bank barn (30x80 & 30x40)with loafing shed, concrete stave silo, equipment storage (shed/corn crib) & an old hog pen.

RE TERMS: \$100,000 down day of sale in guaranteed funds, balance in 60 days. 6% buyers premium, to be applied to purchase price. RE transfer taxes divided equally between buyers & seller. Other Terms made known day of sale.

**For more info or to view contact:
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