



# REAL ESTATE AUCTION

## Glenn D. & Robin J. Gorrell

330 acre Bradford County, PA

Operating Dairy Farm

**Friday, January 16, 2026**

**1:00 PM**



### Farm #1 (392 Wood Rd, Milan) features:

- 624 stall, modern free stall barns
- Double 12 Delaval milking parlor updated in 2020
- 6,000 gallon Mueller and 2,000 gallon Dairy Kool bulk tanks
- 30' x 150' heifer barn with headlocks
- 30' x 246' calf/young stock barn (150' concreted, bal. dirt floor)
- Bank barn with 103 tie stalls & attached dry cow barn with 50 free stalls
- 60' x 400' and 50' x 400' feed bunkers
- 4- 25 ton commodity bins
- 6,000,000 gallon manure storage lagoon
- 252.3 gently rolling acres consists of approximately 130 acres tillable, 40 acres pasture, 65 woodlot and the balance site acres
- Main home is approximately 3660 sf. with an updated kitchen, 6 bedrooms, 2 1/2 baths, dining room, living room, office, den and laundry room (main floor is handicap accessible).
- Second home, built in 2005 has kitchen/dining/living room combo, 1 full bath, laundry/utility room combo and 7 bedrooms
- Over 1 mile of road frontage on Township and State roads

### Farm #2 (600 Laurel Hill Rd, Milan) features:

78 Acres of vacant land with approximately 62 acres tillable and balance is woodlot, Previously perked for septic system  
Over 1/2 mile of road frontage on Township road \*\* Additional crop land nearby available to rent!



### REAL ESTATE WILL BE OFFERED SEPERATLEY - AND IN COMBINATION

Owners are retiring after a life time of farming

**RE TERMS:** Farm #1- \$100,000. down in certified or guaranteed funds day of sale, balance 60 days

Farm #2- \$30,000. down in certified or guaranteed funds day of sale, balance in 60 days.

6% buyers premium. RE Taxes prorated day of closing. Transfer taxes divided equally between buyers & seller. Any testing may be done at potential buyers expense prior to Auction day. Subject to immediate confirmation.

For more info  
to view or terms contact:  
**Dave Williams - Associate Broker**  
**Keller Williams Advantage Realty**  
570-971-0371 Cell  
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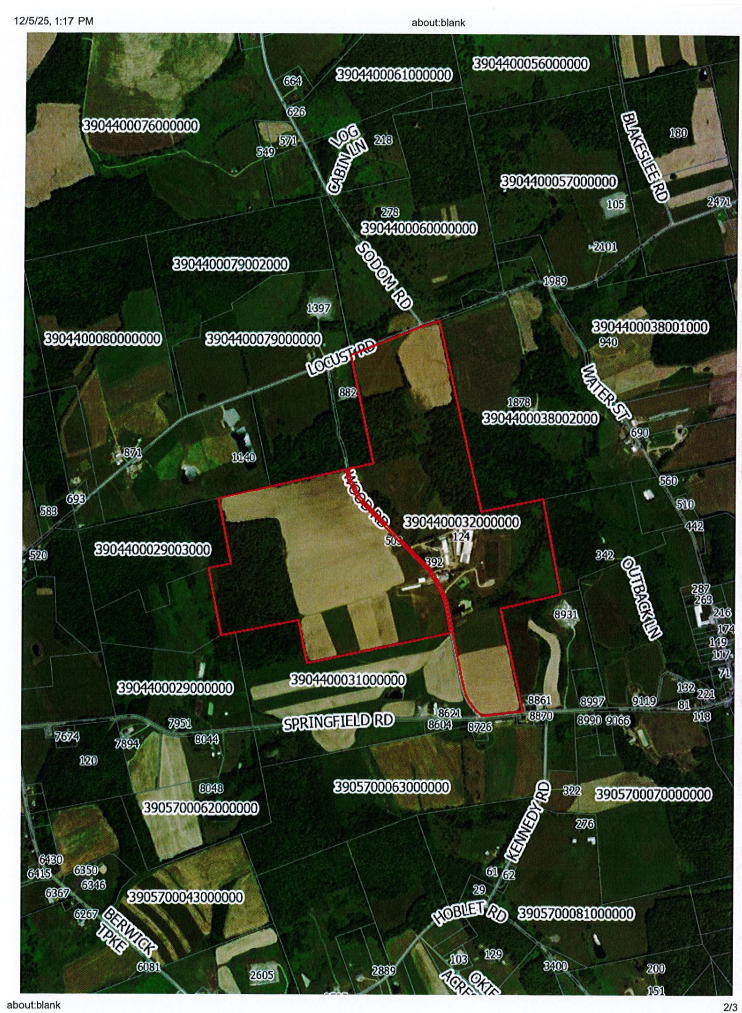


**1515 Kepner Hill Rd.**  
**Muncy, PA 17756**

**570-546-6907 | fraleyauction.com**



Farm #1



Farm # 2

