

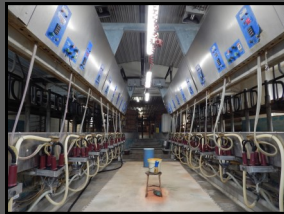
PUBLIC AUCTION

REAL ESTATE & MODERN FARM EQUIPMENT

341 Weights Lane, Bellefonte, PA 16823 Marion Twp., Centre County, Bellefonte School District

181 ACRE, 300 HEAD MODERN FREESTALL DAIRY FARM

Wednesday, November 18, 2026 10:30 AM



REAL ESTATE TO BE OFFERED AT 12:00 - NOON

THIS PRESERVED TURNKEY WORKING DAIRY OPERATION FEATURES:

Two former farmsteads now combined as one, offers 2 homes and private settings. The main 2 story farmhouse has 4 bedrooms, 1 1/2 baths and several nice updates. The second home, presently used as employee housing, offers 5 bedrooms and 1 bath.

171 tillable acres of highly productive limestone soils which are among the most productive in Centre County (no interior fencerows, no obstructions). The balance of the acreage is site acres.

The milking facility includes a Boumatic double 12 rapid exit parallel parlor with 24 units, automatic takeoffs, Integrated Management System, automatic crowd gate, 4,000 gallon bulk milk tank (with 2 newer condensing units), plate cooler, pre-heaters, 3" ss pipeline, 2 air compressors, 2 vacuum pumps

Cow barn #1 (40' x 290') is attached to the holding area and milking parlor. It includes 77 free stalls with mats, multiple treatment pens, automatic sort gate and a foot bath.

Cow barn #2 (46' x 100') includes 83 freestalls with mats and covered fence line feed area

Cow barn #3 (44' x 160') includes 24 freestalls and a large bedded pack area and covered fence line feed area

Cow barn #4 (44' x 120') includes a bedded pack for dry cows and covered fence line feed area

There are two large bank barns set up for heifers with the main barn including a 18' x 70' stave silo and bunk feeder.

Manure storage includes a 68' x 16' and a 68' x 14' circular poured concrete structures with chain link fencing. There is also a 15' x 15' concrete stacking pad for the pack barn areas.

Feed storage at the main facility includes an 18' x 70' stave silo, 24' x 120' poured concrete silo, 24' x 70' stave silo, a 24' x 70' poured concrete silo with bottom unloader, concreted bunk pad and 2 bulk feed bins. The feed room consists of a roller mill, multiple conveyors and a stationary TMR mixer. There are 3 commodity bins and a 5,000 GSI grain bin with sweep auger and stirrers.

The farm includes multiple equipment storage sheds and a shop.

YOU'LL DRIVE A LOT OF MILES TO REPLICATE THIS INCREDIBLE FARM- MOVE IN READY FOR THE COWS!

Real Estate Terms: A down payment of \$100,000 in certified or guaranteed funds payable to Fraley Auction Company required day of Auction, balance with in 60 days (by January 18, 2027), a 6% Buyer's Premium will be charged and applied to Purchase Price, Transfer Tax to be divided equally between Buyer and Seller, Real Estate taxes prorated to day of Settlement. Any inspections may be done prior to the Auction at potential Buyer's expense. Subject to Owner's immediate confirmation. Other terms made known day of Auction. **Broker Participation is being offered!**



1515 Kepner Hill Rd.
Muncy, PA 17756
570-546-6907 | fraleyauction.com

For more info
to view or terms contact:
Dave Williams - Associate Broker
Keller Williams Advantage Realty
570-971-0371 Cell
570-326-3333 Office