

PUBLIC REAL ESTATE AUCTION



6215 Sheshequin Road, Ulster, PA 18850

Sheshequin Twp., Bradford County, Athens Area School District

125 ACRE RIVER BOTTOM FARM W/ LIVESTOCK & FEED STORAGE FACILITIES

FRIDAY, NOVEMBER 20, 2026 1:00 PM

This property has so many options for the next owner!



The milking facilities (milk house, parlor and holding area) were destroyed by fire in April 2026. The concrete has been inspected and approved for a rebuild on that site.

The 125.2 acres of land located on the east side of the Susquehanna River is comprised of 75 tillable acres of highly productive silt loam river bottom soils with the balance being site acres and woodlot.

The main freestall barn is 112' x 336' with 420 stalls in 6 rows with a center drive through feed alley. The front third has slatted floors over a 562,000 gallon manure storage.

Barn # 2 is 85' x 100' with a 12' x 50' addition that was the original dairy and has been converted for dry cow and heifer facilities. It has partial freestalls and the balance is manure pack. There is a concreted manure stacking pad.

Additional manure storage, pumped from the main barn, includes a 235' diameter, 3, 250,000 gallon poured concrete lagoon with an unloading ramp.

Feed storage includes a 114' x 275' bunk silo with 2 poured concrete walls and a center divider, a 98' x 128' stacking pad, a 20' x 90' Harvestore silo and 5- 25 ton bulk feed bins with augers. The 28' x 40' feed shed houses the roller mill and augers.

The 60' x 140' combination hay and equipment pole shed includes a 50' x 60' shop with a concrete floor.

The 2 story farm house is a 4 bedroom, 2 bath partially updated home with 2 porches and a carport.

DON'T MISS THIS SUPER OPPORTUNITY FOR A REPLACEMENT HEIFER OR BEEF FINISHING FACILITY!

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 19, 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!**

For more info
to view or terms contact:

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