

# HURLEY

REAL ESTATE & AUCTIONS

2800 BUCHANAN TRL E | GREENCASTLE | PA 17225



## 50± Acres off Croghan Pike, Orbisonia, PA 17243

### **SEALED BID AUCTION!**

50± acres of hunting and recreational land off Croghan Pike in Shade Gap, offering great outdoor potential!

Sealed Bids Due By: Tuesday, March 31, 2026 @ 3pm

AV002056 | Matthew Hurley AU003413L, Broker: PA RM421467; MD 597462; WV WVB230300885; VA 0225271921 | Kaleb Hurley AU006233, Agent: PA RS360491; MD 5009812 | Jacob Hurley AU006421

**HURLEYAUCTIONS.COM | 717-597-9100**





Dear Prospective Buyer,

Hurley Real Estate & Auctions is pleased to have been chosen to offer you this property. We encourage all potential buyers to inspect the property and the enclosed information prior to bidding. For your convenience, we've included the following:

- General Information
- Deed
- Aerial
- Conditions of Public Sale
- Methods of Payment
- Financing Available
- Settlement Companies

If you have any questions after reviewing this report, please don't hesitate to call any time. Sealed bids are due by March 31, 2026 at 3pm.

Sincerely,  
The Hurley Team

**DISCLAIMER & ABSENCE OF WARRANTIES** | *All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the purchase agreement. Information contained in advertisements, information packet, estimated acreages, and marked boundaries are based upon the best information available to Hurley Real Estate and Auctions at the time of preparation & may not depict exact information on the property. **Each potential buyer is responsible for conducting his/her own independent inspection, investigations, and inquiries concerning the real estate. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by seller or Hurley Real Estate and Auctions.***



**Terms:** \$5,000 in certified funds day of auction. (See Payment & Financing page for detailed info.) Announcements made on the day of sale take precedence over all printed material. (See Payment & Financing page for detailed info.) 10% Buyers premium will be added to final bid price.

**Closing Location:** As agreed upon by the Buyer and Seller.

**Buyer possession:** Buyer will have immediate possession upon closing.

**General Information:** 50± ACRES OF HUNTING & RECREATIONAL LAND IN SHADE GAP, PA! This 50± acre tract is situated off of Croghan Pike and offers a great opportunity for outdoor enthusiasts. Please note, there is currently no known legal access to the property.

**Acreage:** 50± Acres

**County:** Huntingdon

**Zoning/Land Use:** Please call Huntingdon County Planning at (814) 643-3091

**Taxes:** Approximately \$117

**Tax ID:** 12-03-25

**Utilities:**

- Water: None
- Sewer: None

**School District:** Southern Huntingdon County

**Local Hospital:** Fulton County Medical Center



UPI # 12-03-25

**THIS DEED**

MADE THE 18 day of August, 2016.

**BETWEEN:** **GEORGE H. CORRIE, JR.** and **PATRICIA A. CORRIE**, husband and wife, presently of 13397 Cowan Lane, Orbisonia, Pennsylvania 17243, hereinafter referred to as the **GRANTORS**,

**AND:** **ERIN L. MILLER** and **DARON S. MILLER**, wife and husband, presently of 101 Franklin Square, Mechanicsburg, Pennsylvania 17050, as tenants by the entireties, hereinafter referred to as the **GRANTEES**,

**WITNESSETH**, that in consideration of the sum of **One (\$1.00) Dollar** in hand paid, the receipt whereof is hereby acknowledged, the Grantors do hereby grant and convey to the Grantees, their heirs and assigns,

**ALL** that certain Tract of Mountain Land situate on the east side of Shade Mountain, in Dublin Township, Huntingdon County, Pennsylvania, containing fifty (50) acres, more or less, formerly owned by Jacob Arnold's heirs, and sold by the Treasurer of Huntingdon County for unpaid taxes for the years 1946 and 1947, on the 2<sup>nd</sup> day of August, 1948, to W. R. Black, which sale was duly acknowledged in the Court of Huntingdon County, Pennsylvania, on the 20<sup>th</sup> day of September, 1948 and recorded in Docket T-3, Page 134.

Further described in deed of George Schmittle and Rachel Schmittle to Jacob Arnold and John Arnold dated June 23, 1896 and recorded August 11, 1955 in Deed Book 19, Page 171:

"All that certain tract or parcel of land situated on the Shade Mountain in Dublin Township, Huntingdon County, State of Pennsylvania bounded and described as follows: on the East by lands of H. C. Zeigler and William McGowan and on the South by lands of William and Joseph Hudson's heirs and on the west by same: Beginning at a post, thence S 28 west 195 to a post; thence North 62 W 41.1 to a post; thence N 28 E 208.6 to a stone heap; N 81 ½ E 11 to stones; thence S 30 E 38 to Place of Beginning. Containing fifty acres and two perch."

**Situs:** vacant tract of land in Dublin Township, Huntingdon County, Pennsylvania bordering Shade Gap Borough.



**BEING** the same premises title to which vested in George H. Corrie, Jr., a Grantor herein, by deed of Peggy J. Colyer, Trustee under the Amended Revocable Trust Indenture of George H. Corrie, widower, dated December 28, 1999 and recorded December 29, 1999 in Record Book 523 beginning at Page 823. Patricia A. Corrie joins in this deed to convey any right, title and interest she may have by virtue of her marriage to George H. Corrie, Jr.

**TOGETHER** with all and singular the buildings and improvements, if any, ways, streets, alleys, driveways, passages, waters, water courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever, unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all of the estate, right, title, interest, property, claim and demand whatsoever of the Grantors as well at law as in equity, of, in and to the same.

**TO HAVE AND TO HOLD** the same lot or parcel of ground above described, with the buildings and improvements thereon erected, if any, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances unto the Grantees, their heirs and assigns, to and for the only proper use and behoof of the Grantees their heirs and assigns, forever.

**AND** the Grantors will warrant Specially the property hereby conveyed.

*This being a transfer from parents to daughter and son-in-law it is exempt from Realty Transfer Tax.*

**IN WITNESS WHEREOF**, the Grantors have set their hands and seals the day and year first above written.

Signed, Sealed and Delivered  
In the Presence of:

\_\_\_\_\_

(SEAL)  
George H. Corrie, Jr.

\_\_\_\_\_

(SEAL)  
Patricia A. Corrie

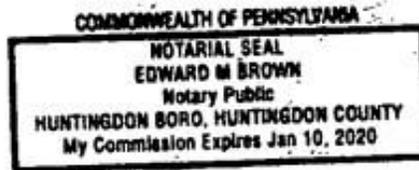


COMMONWEALTH OF PENNSYLVANIA :  
: SS  
COUNTY OF HUNTINGDON :

On this the 18 day of August, 2016, before me, a Notary Public, the undersigned officer, came the above-mentioned *George H. Corrie, Jr.* and *Patricia A. Corrie*, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within Deed and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and official seal the day and year aforesaid.

Notary Public



I certify that the precise residence of the Grantees is 101 Franklin Sq., Mechanicsburg, PA 17050.

For the Grantees

NO TITLE SEARCH



**HURLEY**  
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AERIAL





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Hurley Real Estate and Auctions | 2800 Buchanan Trl E, Greencastle, PA 17225  
info@hurleyauctions.com | Auction Company License Number: AY002056  
Matthew S. Hurley, Broker: PA RM421467, MD 597462, WV WVB230300885

**HURLEYAUCTIONS.COM | 717-597-9100**

## CONDITIONS OF PUBLIC SALE OF REAL ESTATE | SEALED BID

The following are the terms and conditions of the offering for sale of the real estate situated at 50± Acres off Croghan Pike, Shade Gap, PA 17255 ("Real Estate").

1. Bidder shall submit this two page sealed bid ("Sealed Bid"), in compliance with the terms of sale for the real estate, to the offices of Hurley Real Estate & Auctions, 2800 Buchanan Trail East, Greencastle, PA 17225, no later than **3:00pm, EST**, prevailing time, on **Tues. March 31, 2026** (the "Deadline"). Bids must be actually received no later than the Deadline. Each Bid must be accompanied by the following appropriate deposit of **\$5,000 in certified funds** in cash, cashier's check, certified check, or personal check at the discretion of the Auction Company payable to Hurley Real Estate & Auctions (the "Deposit"). Any Deposit made by a bidder who is not awarded the contract to purchase the Real Estate shall be returned to such bidder. Buyers Premium of 10% plus the Bid Price shall establish Purchase Price.
2. Following the review of the Bids, Seller may award the contract to the highest bidder. Seller expressly reserves the right (i) to open the bidding among the five (5) highest bidders at a live or online auction, to be held within seven (7) days of the review of the Bids, or (ii) to withdraw the Real Estate from sale and to reject any and all Bids, and to sell the Real Estate publicly or privately at a subsequent "bid" offering and/or private or public sale. If Seller elects to sell the real estate at a live or online auction among the five (5) highest bidders, such bidders will be notified of the date and time of same.
3. Settlement shall be made no later than **60 days** following the award of the contract to the highest bidder, at a time and place mutually agreed upon between the parties.
4. At Settlement, Seller will execute and deliver to the successful Bidder a good and sufficient deed conveying the premises in fee simple, free of all liens and encumbrances with a special warranty of title, excepting any building and use restrictions appearing in the chain of title or which are enumerated or referred to below and any easements of record or which may be visible by inspection of the premises. All tangible personal property situate within or upon the real estate is reserved to Seller. Farmer has the right to harvest his barley crop.
5. Real estate taxes for the current year shall be pro-rated between the parties as of the date of settlement. Seller and the successful Bidder will share equally all realty transfer taxes payable on the amount of the purchase price.
6. Seller shall maintain the Real Estate and fixtures in their present condition, normal wear and tear excepted. Seller shall bear the risk of loss for fire or other casualties until the time of settlement. In the event of damage by fire or other casualty to any property included in this sale that is not repaired or replaced prior to settlement, the successful Bidder shall have the option of rescinding this Agreement and promptly receiving all monies paid on account of the purchase price or of accepting the property in its then condition, together with the proceeds of any insurance obtainable by Seller. The successful Bidder is hereby notified that the successful Bidder may insure such Bidder's equitable interest in the Real Estate as of the time of execution of this Agreement.
7. Bidder expressly acknowledges and understands that they are buying the Real Estate in its present condition and that Seller makes no representation or warranty of any kind whatsoever with regard to the condition of the premises or any components thereof, including but not limited to, the roof, the electrical system, the plumbing system, the heating system, or any other parts of the structure, or any of the improvements on the land. Seller makes no representation or warranty with regard to Radon or the levels thereof, or with respect to any type of insulation which may have been used at the Real Estate at any time or any mold that has been or may now be situate upon the Real Estate. The Real Estate is being sold "As Is" at the time of the sale and settlement.
8. Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the building and has no reports or records pertaining to lead-based paint and/or hazards in the housing. Bidder waives any ten (10) day lead-based paint assessment period.
9. Seller is not aware of any environmental contamination on the land.
10. Bidder is responsible for obtaining financing, if any, and this contract is in no way contingent upon the



availability of financing. Seller will not pay points, settlement costs, or otherwise render financial assistance to the Bidder in this regard.

- 11. If the successful Bidder fails to comply with the terms of sale, Bidder shall forfeit the Deposit and the Additional Deposit as liquidated damages, and the sale may be rescinded at the option of Seller and in such case the Real Estate may be resold at any time without further notice. Any increase in price on resale shall belong to Seller in addition to the retained hand money.
- 12. This agreement shall survive closing.
- 13. Buyer and Seller agrees that Hurley Auctions and Hurley Real Estate and Auctions may collaborate on any aspect of this contract. The scope of collaboration shall include but is not limited to the negotiation, advertising, execution, sharing of resources, sharing of fees, and performance of any aspect whatsoever of the contract.

The undersigned Bidder offers to purchase the Real Estate located at 50± acres off Croghan Pike, Shade Gap, PA 17255.

for the Bid Price of \$ \_\_\_\_\_  
 + 10% Buyers Premium of + \$ \_\_\_\_\_ (10% of Bid Price)  
 = the total Purchase Price of = \$ \_\_\_\_\_ (Bid Price + Buyers Premium)

Based upon the above terms and conditions of this sale, the undersigned hereby offers to purchase the Real Estate for the purchase price and terms set forth in the above paragraphs, and submits here with the Deposit, in accordance with the terms hereof if the undersigned is awarded the contract to purchase the Real Estate.

The undersigned bidder(s) has printed its name(s) and address(es) below, and has signed this offer to purchase, to wit:

<i>Signature</i>	<i>Printed Name</i>	<i>Date</i>
<i>Signature</i>	<i>Printed Name</i>	<i>Date</i>

Bidder has had the opportunity to read and review this contract. Initial: \_\_\_\_\_ Initial: \_\_\_\_\_

**Acceptance of offer by Seller:**

Seller hereby accepts the bid of the above Bidder in the amount of \$ \_\_\_\_\_ (to be completed by Seller following award of bid) and agrees to sell the Real Estate to the Bidder on the terms set forth above.

<i>Signature</i>	<i>Printed Name</i>	<i>Date</i>
<i>Signature</i>	<i>Printed Name</i>	<i>Date</i>

Seller has had the opportunity to read and review this contract. Initial: \_\_\_\_\_ Initial: \_\_\_\_\_



***Acceptable Methods of Payment***

1. **Cash** (payments of \$10,000 and above require completion of IRS Form 8300).
2. **Certified or Cashier's Check** payable to Hurley Auctions.
3. **Personal Check** accompanied by a **Bank Letter of Guarantee** (see sample below). Letter must read as follows and must be signed by an officer of the bank.
4. **Wire Transfer** | There is a \$30.00 wire fee added to all transactions paid by buyer. Please call our office for additional information.

***Example Bank Letter of Guarantee:***

Date: (Date of letter)

To: Hurley Real Estate and Auctions  
2800 Buchanan Trail East  
Greencastle, PA 17225

Re: (Full name of customer requesting Letter of Guarantee)

This letter will serve as your notification that the (Name of Financial Institution) will honor/guarantee payment of any check(s) written by (Customer), up to the amount of \$\_\_\_\_\_.

Drawn on account # (Customer's account number).

This guarantee will apply only to Hurley Real Estate and Auctions for purchases made on (Date of Sale) only. **NO STOP PAYMENTS WILL BE ISSUED.**

If further information is required, please feel free to contact this office.

Sincerely,

Name of Officer  
Title  
Bank & Location  
Office Phone #



***Purchasing a property at auction has never been easier!***

In fact, each year real estate auctions become more and more popular. The following financial institution/mortgage companies are familiar with the auction process and have representatives available to pre-qualify and assist you in all your real estate auction financing needs.



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## SETTLEMENTS

*The following settlement companies are familiar with the auction process and have representatives available to assist you in all your real estate auction settlement needs.*



**Nathan C. Bonner — Title Agent**

2021 E Main St, Waynesboro, PA 17268  
983 Lincoln Way E, Suite 1, Chambersburg, PA 17201  
(717) 762-1415 or (717) 263-5001  
nathan@buchanansettlements.com  
www.buchanansettlements.com

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**HURLEY**  
FARM & LAND REAL ESTATE

**SETTLEMENTS**



**“An Attorney At Every Settlement”**

**Real Estate Settlement Services, Inc.**

**Clinton T. Barkdoll** | Attorney/Title Agent

9 East Main Street, Waynesboro, PA 17268

Phone	717-762-3374
Fax	717-762-3395
Email	<a href="mailto:clint@kullalaw.com">clint@kullalaw.com</a>



Real Estate Settlement Services, Inc.  
19 Fifth Avenue  
Chambersburg, PA 17201

717-446-0739  
717-446-0791 fax  
[info@keystonesettlements.net](mailto:info@keystonesettlements.net)

*Visit our website at [www.keystonesettlements.net](http://www.keystonesettlements.net)*



**HURLEY**  
FARM & LAND REAL ESTATE

ABOUT US

***Thank you for inquiring about our services. We appreciate your interest in our company and the auction method of marketing.***

Hurley Real Estate and Auctions is a full-service auction company offering real estate and personal property auctions. We specialize in farm, land, and home real estate auctions. We also handle personal property auctions, farm sales, and estate and/or business liquidations. Having sold over 3,000 properties, Hurley Real Estate and Auctions has vast experience selling real estate and is the first choice for the Mid-Atlantic region.

When you sell your land with Hurley Real Estate & Auctions, you're getting more than a service—you're getting a strategic partner with deep roots in the land. With over 3,000 successful sales, we know how to deliver results. Our award-winning marketing team customizes every campaign to attract serious, qualified buyers, and our full-time, passionate staff is dedicated to helping you achieve top dollar—quickly and with integrity.

Our mission is to provide a better way to sell and buy real estate. We lead with integrity, experience, and transparency to deliver excellent results with every auction.



**Your *land*,  
your *legacy*,  
sold *right*.**



Matthew Hurley AU003413L • Kaleb Hurley AU006233 • AY002056  
Matthew Hurley, Broker: PA RM421467; MD 597462; WV WVB230300885  
Kaleb Hurley, Agent: PA RS360491; MD 5009812