

HURLEY

REAL ESTATE & AUCTIONS

2800 BUCHANAN TRL E | GREENCASTLE | PA 17225



107± Acres Schenck Rd, Wells Tannery, PA 16691

107± ACRES OF WOODED LAND!

Beautiful 107± acre wooded property featuring mature timber, abundant wildlife, Roaring Run Stream access, and more!

Auction Date: Thursday, October 8, 2026 @ 1pm

Open Houses: Saturday, September 26, 2026, 12pm-2pm
Thursday, October 1, 2026, 3pm-5pm

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
- Survey
- Right-of-Way
- Clean and Green
- Aerial
- Conditions of Public Sale
- Disclosures
- How to Buy Real Estate at Auction
- Methods of Payment
- Financing Available
- Settlement Companies

If you have any questions after reviewing this report, please don't hesitate to call any time. We are looking forward to seeing you at the auction on October 8, 2026.

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: \$10,000 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. 2% 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: OUTSTANDING 107+/- ACRES WITH GREAT HUNTING IN FULTON COUNTY, PA!
This 107+/- acre wooded property features mature timber, abundant wildlife, and access from Schenck Road via a deeded right-of-way. Deer, turkey, bear, and other wildlife are plentiful throughout the property, while Roaring Run Stream also borders the property, adding to its recreational appeal. Whether you're looking for a great hunting and recreational property, a secluded location for a dream home or cabin, or simply a place to enjoy the outdoors, this property offers endless possibilities. Come explore the possibilities and make this property your own!

Acreage: 107.14± Acres

County: Fulton

Zoning/Land Use: Please call Fulton County

Planning at (717) 485-3717

Taxes: Approximately \$4,012

Tax ID: 12-10-031-000

Utilities:

- Water: None
- Sewer: None

School District: Forbes Road

Local Hospital: Fulton County Medical Center



THIS DEED,

Made the 12th day of January, in the year of our Lord one thousand nine hundred ninety-five (1995).

BETWEEN: PAUL FRANKLIN KIEFMAN and ANNA RAE KIEFMAN,
husband and wife,
Grantors,

AND ANNA RAE KIEFMAN and PAUL F. KIEFMAN, Trustees of
that certain Indenture dated December 20, 1994,
referred to as the ANNA RAE KIEFMAN REVOCABLE
TRUST;

The Trustees herein are serving under a revocable inter vivos trust agreement. In the event that for any reason a Trustee named herein shall be unable to act, then and in that event, any successor trustee named in or appointed by the terms and conditions of said trust agreement shall become the successor trustee hereunder with all of the power, rights and authority granted to the Trustee herein. For purposes of identifying the successors in trust to the Grantees, the following individual is named as successor trustee of each of the trusts identified herein: If either of the original trustees ceases to act as a trustee, John R. Kiefman shall act as successor co-trustee;
Grantees,

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

ALL that certain tract or parcel of real estate, lying and being situate in Wells Township, Fulton County, Pennsylvania, more particularly described as follows:

BEGINNING at a white oak;
thence S 84° E 28 perches to pine;
thence N 32-1/2° E 72 perches to a post;
thence N 20° E 53 perches to a black oak;
thence N 64° W 100 perches to a black oak;
thence S 50° W 117 perches to a white oak;
thence S 54-1/4° E 138 perches to the place of beginning.
CONTAINING 90 acres, more or less

BEING the same lands conveyed by the Estate of Charles Schenck, to Paul Franklin Kiefman and Anna Rae Kiefman, husband and wife, by Deed dated September 27, 1968, recorded in Fulton County Deed Book 73, page 261.

THIS transfer is exempt from realty transfer taxes as a transfer from the Grantor to her Trust.



AND the said Grantors hereby covenant and agree that they will warrant GENERALLY the property hereby conveyed.

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

SIGNED, SEALED, AND DELIVERED
IN THE PRESENCE OF

Elish Youmans

Paul Franklin Kiefman
PAUL FRANKLIN KIEFMAN

Anna R. Kiefman

Anna R. Kiefman
ANNA RAE KIEFMAN

COMMONWEALTH OF VIRGINIA

COUNTY OF FAIRFAX

SS:1

On this, the 12th day of January, 1995, before me, the undersigned officer, personally appeared PAUL FRANKLIN KIEFMAN and ANNA RAE KIEFMAN, husband and wife, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

Therdy B. Ymiche
Notary Public

My commission expires July 31, 1995.

Certificate of Residence

I do hereby certify that the precise residence and complete post office address of the within named Grantees is 6632 Locust Way, Annandale, Virginia 22003.

Dated: January 12, 1995.

Therdy B. Ymiche
Attorney for Grantees

I hereby CERTIFY that this document is
a true and correct copy of the original as
filed in the Recorder's Office of
FAIRFAX COUNTY, VIRGINIA.

STATEMENT OF VALUE FILED



Angela J. J. J.
Public Notary for
Recorder of Deeds

Entered for recording in the Recorder's Office of
Fulton County, Pa. March 1 11:00 A.M. A.D. 19 95

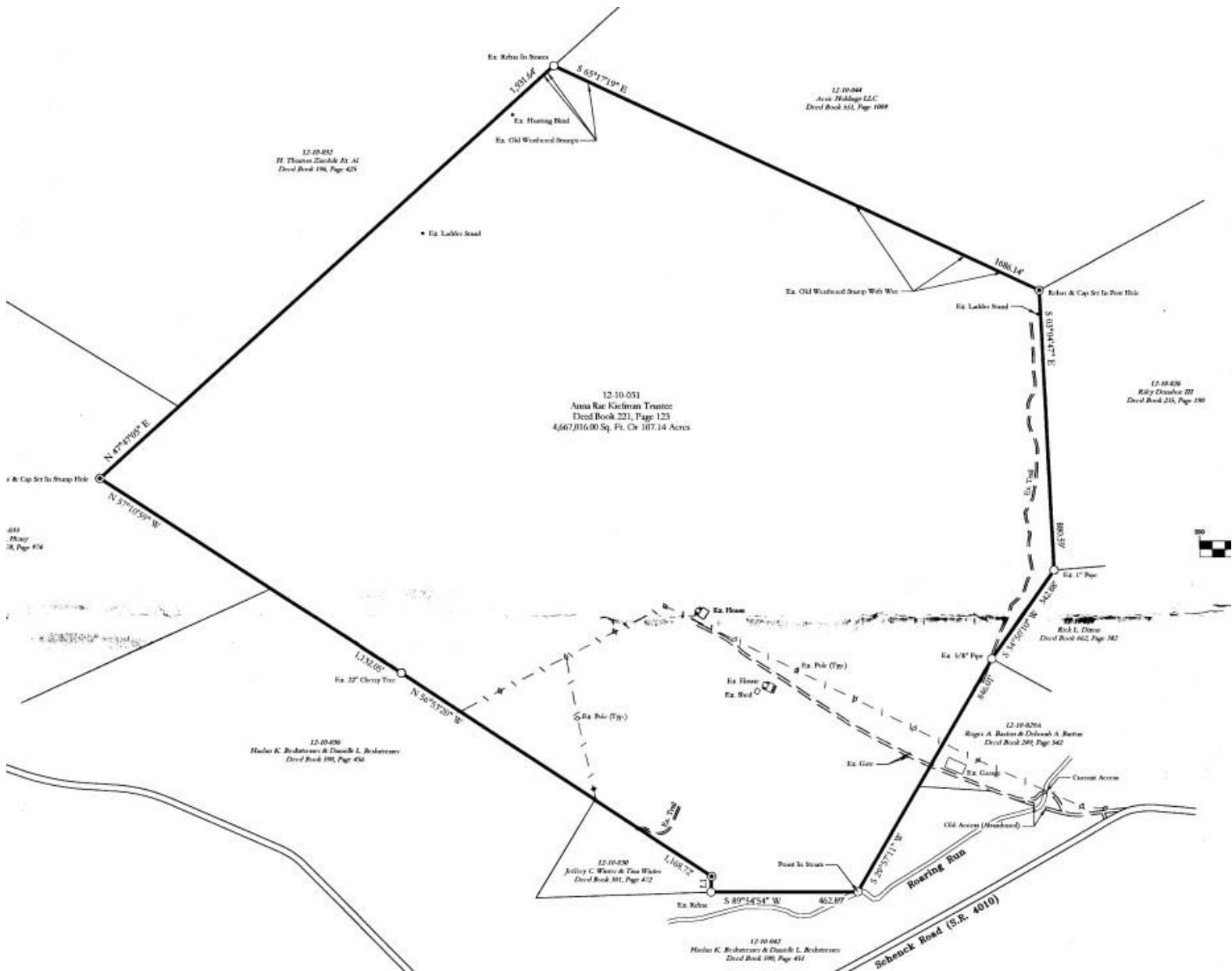
Tax .50

Fees 13.50

14.00 ea.

Patricia J. J.
Recorder

LIBER 221 PAGE 124





UPI Approved

JUL 15 2026

12-10-031
12-10-029
12-10-029A

#12-10-031 #12-10-029 #12-10-029A

DEED OF EASEMENT
AND RIGHT OF WAY AGREEMENT

RECORDED

2026 JUL 15 PM 2:28

STEPHANIE SHERMAN
RECORDER OF DEEDS
FULTON COUNTY

THIS AGREEMENT, made this 2^d day of July, 2026, BETWEEN

RICK L. DIXON, of 2182 Plum Hollow Road, Fort Littleton, PA 17233 and **DEBORAH A. BARTON**, of 3157 Schenck Road, Wells Tannery, PA 16691, hereinafter referred to as "Grantors";

AND

THE ANNA RAE KIEFMAN REVOCABLE TRUST, RICHARD J. KURTZ, TRUSTEE, of 8981 Artisan Way, Sarasota, FL 34240, hereinafter referred to as "Grantee".

WHEREAS, Grantor Rick L. Dixon is the owner of certain tracts or parcels of real estate in Wells Township, Fulton County, Pennsylvania, known as 3168 Schenck Road, Wells Tannery, PA, more fully described in the Deed from Randy Barton, Executor of the Estate of June I. Barton aka June Barton, deceased, to Rick L. Dixon, dated December 1, 2020, which is recorded in Fulton County Deed Book 662, Page 382 (UPI No. 12-10-029); and

WHEREAS, Grantor Deborah A. Barton is the owner of that certain tract or parcel of real estate lying and being situate in Wells Township, Fulton County, Pennsylvania, known as 3157 Schenck Road, Wells Tannery, PA, more fully described in the Deed from Clair W. Barton and June I. Barton, husband and wife, to Roger A. Barton and Deborah A. Barton, husband and wife, dated May 6, 1997, which is recorded in the Fulton County Deed Book 249, Page 542 (UPI No. 12-10-029A). Roger A. Barton passed away on November 7, 2013, thus vesting all right, title and interest in the said real estate in Deborah A. Barton; and

WHEREAS, Grantee is the owner of a certain tract or parcel of real estate lying and being situate in Wells Township, Fulton County, Pennsylvania, and more fully described in the

BK 735PG 0071



Deed dated January 12, 1995, from Paul Franklin Kiefman and Anna Rae Kiefman, husband and wife, to the Anna Rae Kiefman Revocable Trust, which is recorded in Fulton County Deed Book Volume 221, Page 123 (UPI No. 12-10-031); and

WHEREAS, Grantee's aforementioned real estate is completely land locked, with no direct access to any public road; and

WHEREAS, there is an existing private lane or drive from Schenck Road (S.R. 4010), that runs across Tract 2 of Grantor Dixon's aforementioned real estate, over Roaring Run, and thence across Grantor Barton's real estate to Grantee's real estate, which private lane or drive has been used by Grantee and its predecessors in interest for many years to access Grantee's real estate from Schenck Road (S.R. 4010).

WITNESSETH, that in consideration of the foregoing, and Five Thousand (\$5,000) Dollars, in hand paid by Grantee to Grantors, the receipt and sufficiency of which is hereby acknowledged, the said Grantors do hereby grant and convey to Grantee the full, free and uninterrupted use of a perpetual easement or right of way, fifteen (15) feet in width, over and along the course of the existing private lane or drive from Schenck Road (S.R. 4010) to Grantee's above described real estate.

TOGETHER WITH, ingress, egress and regress to and for said Grantee, its successors and assigns, from the Grantee's above described real estate to the aforesaid Schenck Road (S.R. 4010), to be used in common with the said Grantors, their successors and assigns.

PROVIDED, however, that the location of the said easement or right of way, or any portion thereof, may be altered in the future, upon the agreement of the parties hereto, or their successors in interest.



CLEAN AND GREEN VALUATION APPLICATION

Pennsylvania Department of Agriculture
January, 2000

ASSESSMENT OFFICE USE ONLY

District 12
Map 10
Parcel 31

TO BE FILED BY JUNE 1

DATE: September 27, 2000 April 27, 2001

DATE OF SUBMISSION: September 27, 2000 April 27, 2001

**APPLICATION - PENNSYLVANIA FARMLAND AND FOREST LAND ASSESSMENT ACT
"CLEAN AND GREEN"**

1. Name: Kiehlman Paul F
(Last) (First) (M.I.)
2. Mailing Address: P.O. Box 6632 Locust Gap
(Street, R.D. or Box#) (County)
Annandale VA 22003
(City) (State) (Zip Code)

H (703) 536-4470
(Phone)

N (703) 324-8318

3. The land for which application is being made is owned by (a) (an) (Check one):

- A. Individual ☒
B. Partnership ☐
C. Corporation ☐
D. Institution ☐
E. Cooperative ☐
F. Other (explain) ☐

4. Is the land currently assessed under Act 515? (P.L. - (1965) 1292) NA Yes ☐ No ☐

5. Is the land in this application leased for minerals? Yes ☐ No ☒

6. The property is located in: Foster Road
(School District)

Wells Township Fulton
(City, Town, Borough) (County)

7. Under which category do you intend to apply?

Agricultural Use (AAO-83) ☐ Agricultural Reserve (AAO-84) ☐ Forest Reserve (AAO-85) ☒

BK0338PG0371



8. If you have documentation supporting soil types or timber types, such as a conservation plan or a forestry management plan, please supply copies of this information with your application. This is not, however, a requirement for submitting an application.

9. For any additional land you own which might be eligible for use-value assessment but for which you do not intend to apply, give acreage. None

10. Has the land represented on this worksheet been actively devoted to agricultural use for the

Yes _____ No Yes

Currently growing 3000 walnut trees - 1 year old, but not ed. ble crop

11. IN THE EVENT OF A CHANGE IN OWNERSHIP OF A PORTION OF THE LAND, OR OF ANY TYPE DIVISION OR CONVEYANCE OF THE LAND, THE APPLICANT HEREBY ACKNOWLEDGES THAT, IF HIS APPLICATION IS APPROVED FOR PREFERENTIAL ASSESSMENT, ROLL-BACK TAXES UNDER SECTION 5.1 OF THE ACT MAY BE DUE FOR A CHANGE IN USE OF THE LAND, A CHANGE IN OWNERSHIP OF ANY PORTION OF THE LAND, OR ANY TYPE OF DIVISION OR CONVEYANCE OF THE LAND.

The applicant for preferential assessment hereby agrees, if his application is approved for preferential assessment, to submit thirty days notice to the county assessor of a proposed change in use of the land, a split-off portion of the land, or a conveyance of the land.

The undersigned declares that this application, including all accompanying schedules and statements, has been examined by him/her and to the best of his/her knowledge and belief is true and correct.

(Signature of Owner) (or Corporation Name)

Richard A Lee 703-481-2315

(Date)

(Title)

(Signature of Corporate Officer)

(Assessor)

(Date)

(Notary)

(Date)

On this, the 14th day of August, 2000, before me the undersigned officer, personally appeared Paul Kiefman

Known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

Entered for recording in the Recorder's Office of 11:25am

BK0338PG0372

Fulton County, Pa.

April 29

AD 2000

Tax .50

Fee 15.50

16.00 pd.

Patty Suders Dix
Recorder



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FARM & LAND REAL ESTATE

AERIAL

This map is an approximate representation of the boundaries, but is not guaranteed or intended to be an official or exact document.

**107±
Acres**

ROARING RUN

ROW

Schenck Rd

Wells Valley Rd



OWNED BY:

Anna Rae Kiefman Revocable Trust

LOCATED AT:

107± Acres Schenck Rd, Wells Tannery, PA 16691 Tax ID: 12-10-031-000

1. **Highest Bidder** | The highest and best bidder shall be the Buyer. The Seller, however, reserves the right to reject any and all bids and to adjourn the sale to a subsequent date. The Auctioneer has the sole discretion of setting bidding increments. If any disputes arise to any bid, the Auctioneer reserves the right to cause the property to be immediately put up for sale again.
2. **Real Estate Taxes/Utilities** | All real estate taxes and utilities shall be pro-rated between the Buyer and Seller to the date of settlement on a fiscal year basis. All real estate taxes for prior years have or will be paid by the Seller.
3. **Transfer Taxes** | Seller shall pay 1/2 of the realty transfer tax and Buyer shall pay 1/2 of the realty transfer tax, provided, however that the Buyer shall be responsible for any additional transfer taxes imposed.
4. **Terms** | \$10,000 or — % handmoney, either in the form of cash, cashier's check, certified check, or personal check at the discretion of the Seller(s) when the property is struck down, and the balance, without interest, on or before December 7, 2026 when a special warranty deed will be delivered and actual possession will be given to Buyer. The Buyer shall also sign this agreement and comply with these terms of sale. Buyers Premium of 2 % plus the bid price shall establish purchase price.
5. **Forfeiture** | The time for settlement shall be of the essence. If the Buyer fails to comply with these terms of sale, Seller shall have the option of retaining all deposit monies or other sums paid by Buyer on account of the purchase price as Seller shall elect: (a) as liquidated damages, in which event Buyer and Seller shall be released from further liability or obligation and this agreement shall be null and void, or (b) on account of the purchase price, or as monies to be applied to Seller's damages as Seller may elect.
6. **Marketable Title** | A good and marketable title will be given free and clear of all liens and encumbrances. The real estate is being sold subject to restrictions and rights-of-way of record in the Fulton County Courthouse and which may be visible by inspection of the premises.
7. **Risk of Loss** | Seller shall maintain the property grounds, fixtures and any personal property specifically sold with the property in its 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, Buyer 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. Buyer is hereby notified that Buyer may insure Buyer's equitable interest in the property as of the time of execution of this agreement.
8. **Warranty** | The Buyer expressly acknowledges and understands that the Buyer is buying the property in its present condition and that the 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 part of the structure, or any of the improvements on the land.
 - A. **Radon** | Seller has no knowledge concerning the presence or absence of radon. The Seller makes no representation or warranty with regard to radon or the levels thereof.
 - B. **Lead-Based Paint** | If the house was built before 1978, the house may have lead-based paint. Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing and has no reports or records pertaining to lead-based paint and/or hazards in the housing. A lead-based pamphlet "Protect Your Family from Lead in Your House" has been given to Buyer. Buyer waives any ten (10) day lead-based paint assessment period.
 - C. **Environmental Contamination** | Seller is not aware of any environmental contamination on the land.
 - D. **Home Inspection** | Buyer has inspected the property. Buyer understands the importance of getting an independent home inspection and has thought about this before bidding upon the property and signing this agreement.
 - E. **Fixtures and Personal Property** | Included in the sale and purchase price are all existing items permanently attached to the property, including but not limited to plumbing, heating, lighting fixtures (including, if present upon the property, chandeliers and ceiling fans; water treatment systems; pool and spa equipment; garage door openers and transmitters; television antennas; shrubbery, plantings and unpotted trees; any remaining heating and cooking fuels stored on the property at the time of settlement; wall to wall carpeting; window covering hardware, shades, blinds; built-in air conditioners; built-in appliances; and the range/oven unless otherwise stated). No warranty is given to Buyer as to the working/functional condition of fixtures and/or personal property. All personal property will be removed at Seller's discretion, if items are not removed they become the responsibility of the Buyer.
 - F. **Ventilation/Mold** | The Seller makes no representations or warranties with regard to mold or the absence of mold, adequate or inadequate air exchange or ventilation, or any other matters of home construction wherein mold may be present in the real estate.
 - G. **"AS IS"** | The property is being sold "AS IS" at the time of sale and at the time of the settlement. The Fiduciary/Seller herein makes no representations or warranties as to the condition of the real estate. The Purchaser accepts the property "AS IS". The purchaser waives any claims for any liability imposed through any environmental actions. This agreement shall survive closing. A Seller's disclosure has been made available to Buyer prior to the public auction and shall be exchanged by Buyer and Seller upon the signing of this agreement. If the Seller is an estate, the personal representative(s) will not deliver a disclosure to Buyer inasmuch as they are not required by law.
9. **Financing** | Buyer is responsible for obtaining financing, if any, and this contract is in no way contingent upon the availability of financing.
10. **Settlement Considerations** | The Seller will not pay points, settlement costs, or otherwise render financial assistance to the Buyer.
11. **Dispute Over Handmonies** | In the event of a dispute over entitlement of handmoney deposits, the agent holding the deposit may either retain the monies in escrow until the dispute is resolved or, if possible, pay the monies into the County Court to be held until the dispute is resolved. In the event of litigation for the return of deposit monies, the agent holding handmoney shall distribute the monies as directed by a final order of the court or a written agreement of the parties. Buyer and Seller agrees that, in the event any agent is joined in the litigation for the return of deposit monies, attorneys fees and costs of the agent will be paid by the party joining the agent.
12. This agreement shall survive closing.
13. This agreement may be signed and transmitted by email.
14. 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.



Buying Real Estate at auction is easy and fun. We are dedicated to providing the best possible experience for our buyers.

- Do your homework! Inspect the property and review the information packet. We want you to be comfortable and confident about your purchase.
- What does the term “Reserve” mean? Under a reserve auction, the auctioneer will submit the highest and best bid to the seller. The seller has the right to accept or reject that bid.
- What does the term “Absolute” mean? In an absolute auction, the property will be sold to the last and highest bidder regardless of price.
- Do I need to pre-qualify? No. We normally do not require any pre-qualification to bid. However, if you intend to obtain bank financing, the bank will require you to qualify for their loan. The deposit you make on auction day is not contingent upon financing. Financing information can be found within this packet.
- You will need a down payment as described in the general information section.
- The auction will begin promptly at the scheduled time. You should arrive at least 30 minutes early to register with our staff. You will need your driver’s license or another form of photo ID.
- Listen carefully to all announcements made on the day of the auction. Please ask any questions you may have.
- When the auction actually begins, the auctioneer will ask for bids. He will say numbers until someone in the crowd agrees to offer the amount asked for. For example, the auctioneer may ask for \$250,000 and he may need to come down to \$225,000 until somebody agrees to bid. At this point the auction begins and the bidding begins to go up. The auctioneer will call out the next bid he is looking for. If you are willing to pay that amount, simply raise your hand. There may be several people bidding at first, so don’t be shy—raise your hand. If you feel the auctioneer doesn’t see you, don’t be afraid to wave your hand or call out. Eventually everyone will drop out but one bidder. At this point, if the property reaches an amount approved by the seller, the property will be sold to the high bidder. If it doesn’t reach a price acceptable by the seller, the high bidder may then negotiate with the seller.
- If you are the winning bidder, you will then be declared the purchaser and will be directed how to finalize the sale by signing the sales agreement and paying the required down payment.
- It is the Buyer’s responsibility to schedule the settlement with the desired settlement company. If you need assistance in locating one near you, please let us know.



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 #



HURLEY
FARM & LAND REAL ESTATE

FINANCING

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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C 717-830-0332
F 717-263-1766

tathomas@acnb.com

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M 717.729.1415 | D 717.398.3781



michelle.rebok@ccm.com



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HURLEY
FARM & LAND REAL ESTATE

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



When details matter, choose a
settlement agency you can trust.

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Visit one of our 3 convenient locations:

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HURLEY
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Email

clint@kullalaw.com



Real Estate Settlement Services, Inc.

19 Fifth Avenue

Chambersburg, PA 17201

717-446-0739

717-446-0791 fax

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Olde Towne Title is conveniently located in Washington and Frederick Counties in order to serve our customers in Maryland and Pennsylvania. We are dedicated to providing service the Olde Fashioned Way. We are an owner-operated company, not a franchise office. Therefore, 100% of our time and attention is concentrated on you, the local community.

Where you have your settlement is your choice...

Choose a team of professionals who have your best interest at heart...

Choose Olde Town Title.

Washington County | 1025 Mt. Aetna Rd. Hagerstown, MD 21740 | 301-739-1222 | hagerstown@ottrocks.com

Frederick County | 5900 Frederick Crossing La., Frederick, MD 21704 | 301-695-1880 | frederick@ottrocks.com

Signature
SETTLEMENTS, LLC
T R I - S T A T E



Lesa N. Davis | 301-471-4839 | LesaDavis@TriStateSettlements.com

TriStateSettlements.com | 301-797-0600 | 1185 Mt Aetna Rd, Hagerstown, MD 21740

Tri-State Signature Settlements is a full service title company specializing in residential and light commercial closings in all counties in the State of Maryland, Pennsylvania and West Virginia.

We are committed to providing the quality service that you expect . . . and deserve.



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*,
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