

HURLEY

REAL ESTATE & AUCTIONS

2800 BUCHANAN TRL E | GREENCASTLE | PA 17225



224± Acres William Penn Highway, Alexandria, PA 16611

Prime Hunting & Recreational Land!

Outstanding 143± and 81± acre tracts in Huntingdon and Blair Counties that border Rothrock State Forest and State Game Lands featuring river and stream frontage, abundant wildlife, convenient location, and more! Offered in 2 tracts, and as a whole!

Auction Date: Friday, July 31, 2026 @ 1pm

Open Houses: Tuesday, July 21, 2026, 12pm-2pm
Saturday, July 25, 2026, 12pm-2pm

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
- 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 July 31, 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: \$20,000 in certified funds day of auction, or if sold separately \$10,000 for Tract 1, and \$10,000 for tract 2. (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.

Auction and Property Showing Location: Water Street Flea Market; 4598 William Penn Hwy, Alexandria, PA 16611

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

Buyer possession: Buyer will have immediate possession upon closing.

General Information:

Tract 1: 142.55+/- ACRES OF PRIME HUNTING LAND BORDERING ROTHROCK STATE FOREST! Great hunting and recreational property bordering approximately 96,000 acres of Rothrock State Forest, providing access to incredible additional opportunities for hunting, fishing, hiking, and outdoor recreation. This exceptional property offers abundant wildlife including deer, bear, turkey, and more. The property features frontage along William Penn Hwy (US Route 22), Shaffersville Rd, and Main St, and extends on both the north and south sides of US Route 22. The south side of Route 22 features a stream and also borders the Blair County Rails to Trails system, which runs alongside the scenic Frankstown Branch of the Juniata River. Conveniently located with access to Huntingdon, Alexandria, Tyrone, Route 453, Route 22, Route 26, Route 522, and more. Also conveniently located just 13 miles from the Snyder Run Boat Launch at beautiful Raystown Lake! This property offers an excellent opportunity to own a great recreational tract.

Acreage: Tract 1: 142.55± Acres

County: Huntingdon

Zoning/Land Use: Please call Huntingdon County

Planning at (814) 643-5091

Taxes: \$417

Tax ID: 30-05-08

School District: Juniata

Valley School District

Local Hospital: Penn

Highlands Huntingdon



Tract 2: 80.9+/- ACRES OF PRIME HUNTING & RECREATIONAL LAND BORDERING STATE GAME LANDS! Outstanding hunting and recreational property featuring thousands of feet of frontage along the beautiful Frankstown Branch Juniata River and bordering State Game lands 118, offering access to thousands of acres of additional land for hunting, hiking, and outdoor recreation. This exceptional property offers abundant wildlife and outstanding opportunities for deer, bear, turkey, and more, making it a dream property for outdoor enthusiasts. The property also features a small amount of frontage along US Route 22 with foot access, while a State Game lands parking area located approximately 1,000 feet from the property boundary provides convenient walking access to the property. The combination of extensive river frontage, wooded terrain, and direct access to state game lands creates a truly unique recreational property with endless opportunities for hunting, fishing, exploring, and enjoying the outdoors. Conveniently located to Huntingdon, Alexandria, Tyrone, Route 22, Route 453, Route 26, Route 522, and more. Also conveniently located just 13 miles from the Snyder Run Boat Launch at beautiful Raystown Lake! This property offers an excellent opportunity to own a great recreational tract.

Acreage: Tract 2: 80.9± Acres

County: Blair

Zoning/Land Use: Please call Blair County
Planning at (814) 693-2080

Taxes: 3,884

Tax ID: 06.00-01..-001.00-000,
06.00-01..-002.00-000

School District: Williamsburg

Community School District

Local Hospital: Penn Highlands
Huntingdon

This property will be offered in a multi-parcel auction, giving buyers the flexibility to purchase Tract 1, Tract 2, or both tracts. Tract 1: 142.55+/- Acres wooded land, Tract 2: 80.8+/- Acres wooded land.



UPI NUMBER 30-05-08

THIS INDENTURE,

MADE THE 2nd day of May, in the year of our Lord two thousand nineteen (2019).

BETWEEN: RONALD E. HALL, Executor of the **ESTATE OF WALTER RONALD HALL**, Late of Morris Township, Huntingdon County, Pennsylvania, **GRANTOR**

AND: RONALD E. HALL of 6957 Hall Farm Lane, Alexandria, Pennsylvania 16611; **ROGER A. HALL** of 7612 Briar Patch Way, Williamsburg, Pennsylvania 16693; **JOHN R. HALL** of 3427 Tippery Road, Alexandria, Pennsylvania 16611; and **JAMES W. HALL** of 8060 Pinetta Road, Gloucester, Virginia 23061, as Tenants in Common, **GRANTEES**

WHEREAS, the said Walter Ronald Hall was vested in his lifetime with title to the premises hereinafter described, situate in Morris Township, Huntingdon County, Pennsylvania; and

WHEREAS, the said Walter Ronald Hall died testate on March 14, 2016, a resident of Morris Township, Huntingdon County, Pennsylvania; and

WHEREAS, on May 6, 2016, the Last Will and Testament of the said Walter Ronald Hall was duly probated in the Office of the Register of Wills for Huntingdon County and Letters Testamentary were granted to Ronald E. Hall by the Register of Wills for Huntingdon County.

NOW THIS INDENTURE WITNESSETH, that the said Grantor, for and in consideration of the sum of **One and 00/100 (\$1.00 .)** Dollar, lawful money of the United States to him in hand paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, granted, bargained, sold, aliened, released and confirmed, and by these presents, does grant, bargain, sell, alien, release and confirm unto the Grantees, their heirs and assigns,

ALL those plots and tracts of land located in the Township of Morris, County of Huntingdon and Commonwealth of Pennsylvania, and in the Township of Catherine, County of Blair and Commonwealth of Pennsylvania, with the buildings thereon erected, together with all right, title and interest whatsoever including reversion or remainder interests which Henrietta Z. Lane had at the time of her death, **EXCEPTING HOWEVER**, the following pieces, parcels or lots of ground:

PLOT NO. 1: **ALL** that plot of ground located in the Township of Morris, County of Huntingdon and Commonwealth of Pennsylvania, as sold and conveyed to Mabel Patterson and Arthur Patterson, her husband by deed dated December 31, 1956 and recorded February 7, 1957 in the Office of the Recorder of Deeds for Huntingdon County in Deed Book 25, Page 597.



PLOT NO. 2: ALL that plot of ground located in the Township of Morris, County of Huntingdon and Commonwealth of Pennsylvania, as sold and conveyed to Wilbert B. DeVore and Helen L. DeVore, his wife, by deed dated January 15, 1957 and recorded February 7, 1957 in the Office of the Recorder of Deeds for Huntingdon County in Deed Book 25, Page 578; containing 1.14 acres.

PLOT NO. 3: ALL that plot of ground located in the Township of Morris, County of Huntingdon and Commonwealth of Pennsylvania, as sold and conveyed to Joseph R. Chille and Lucinda J. Chille, his wife, by deed dated December 5, 1956 and recorded December 14, 1956 in the Office of the Recorder of Deeds for Huntingdon County in Deed Book 25, Page 266; containing one and fifty-five hundredths (1.55) acres.

PLOT NO. 4: ALL that plot of ground located in the Township of Morris, County of Huntingdon and Commonwealth of Pennsylvania, as sold and conveyed to S. Clyde Lane and Grace W. Lane, his wife, by deed dated February 19, 1957 and recorded the same date in the Office of the Recorder of Deeds for Huntingdon County in Deed Book 26, Page 80.

ALSO, all the right, title and interest of the said decedent in and to all that piece, parcel or lot of ground located in the Township of Morris, County of Huntingdon and Commonwealth of Pennsylvania at Water Street in what is known locally as the "Triangle", and being that portion of the land lying between the intersection of Route 322 from Tyrone, Pennsylvania and Route 22 leading eastward, and the intersection of Route 322 and Route 22 leading westward.

EXCEPTING AND RESERVING the following adverse conveyances:

1) **ALL** that plot of ground located in the Township of Morris, County of Huntingdon and Commonwealth of Pennsylvania as sold and conveyed by the Grantors herein to Glenn O. Hawbaker, Inc., by deed dated February 17, 1999 and recorded February 17, 1999 in the Office of the Recorder of Deeds for Huntingdon County in Record Book 495, Page 046.

2) **ALL** that plot of ground located in the Township of Morris, County of Huntingdon and Commonwealth of Pennsylvania as sold and conveyed by the Grantors herein to Commonwealth of Pennsylvania, Department of Transportation, by deed dated August 29, 2000 and recorded October 30, 2000 in the Office of the Recorder of Deeds for Huntingdon County in Record Book 550, Page 867.

3) **ALL** that plot of ground located in the Township of Morris, County of Huntingdon and Commonwealth of Pennsylvania as sold and conveyed by the Grantors herein to Commonwealth of Pennsylvania, Department of Transportation, by deed dated April 26, 2005 and recorded June 8, 2005 in the Office of the Recorder of Deeds for Huntingdon County in Record Book 760, Page 026.



BEING the same premises title to which became vested in Walter Ronald Hall by Deed of Walter Ronald Hall, Executor of the Estate of Walter K. Hall, dated January 14, 2016, and recorded in the Office of the Recorder of Deeds for Huntingdon County on January 19, 2016, and identified as Instrument Number 2016-000209.

The above-described parcel being further identified as UPI Number 30-05-08.

BMZ LAW, P.C., acting as scrivener only.

HAZARDOUS WASTE: The Grantor herein states that the hereinabove described property is not presently being used for the disposal of hazardous waste, nor to the best of his knowledge, information and belief has it ever been used for the disposal of hazardous waste. This statement is made in compliance with the Solid Waste Management Act No. 1980-97, Section 405. 35 P.S. 6018.405.

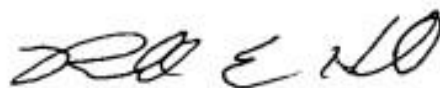
TOGETHER with all and singular ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and also, all the estate, right, title, interest, use, trust, property, possession, claim and demand whatsoever, the Grantor, in law, equity or otherwise howsoever, of, in, to or out of the same.

TO HAVE AND TO HOLD the said real estate, hereditaments and premises hereby granted and released, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

AND the said Grantor, for himself, his heirs, executors and administrators, do covenant, promise and agree, to and with the said Grantees, their heirs and assigns, by these presents, that they, the said Grantor and his heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against them, the said Grantor and his heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, them or any of them, shall and will, subject as aforesaid **WARRANT** and forever **DEFEND**.

WITNESS the due execution hereof the day, month and year first above written.

WITNESS:



(SEAL)

Ronald E. Hall, Executor of the
Estate of Walter Ronald Hall



TAX PARCEL NOS. 0600-01-1 and 0600-01-2

THIS INDENTURE,

MADE THE 2nd day of May, in the year of our Lord two thousand nineteen (2019).

BETWEEN: RONALD E. HALL, Executor of the **ESTATE OF WALTER RONALD HALL**, Late of Morris Township, Huntingdon County, Pennsylvania, **GRANTOR**

AND: RONALD E. HALL of 6957 Hall Farm Lane, Alexandria, Pennsylvania 16611; **ROGER A. HALL** of 7612 Briar Patch Way, Williamsburg, Pennsylvania 16693; **JOHN R. HALL** of 3427 Tippery Road, Alexandria, Pennsylvania 16611; and **JAMES W. HALL** of 8060 Pinetta Road, Gloucester, Virginia 23061, as Tenants in Common, **GRANTEES**

WHEREAS, the said Walter Ronald Hall was vested in his lifetime with title to the premises hereinafter described, situate in Morris Township, Huntingdon County, Pennsylvania; and

WHEREAS, the said Walter Ronald Hall died testate on March 14, 2016, a resident of Morris Township, Huntingdon County, Pennsylvania; and

WHEREAS, on May 6, 2016, the Last Will and Testament of the said Walter Ronald Hall was duly probated in the Office of the Register of Wills for Huntingdon County and Letters Testamentary were granted to Ronald E. Hall by the Register of Wills for Huntingdon County.

NOW THIS INDENTURE WITNESSETH, that the said Grantor, for and in consideration of the sum of **One and 00/100 (\$1.00) Dollars**, lawful money of the United States to him in hand paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, granted, bargained, sold, aliened, released and confirmed, and by these presents, does grant, bargain, sell, alien, release and confirm unto the Grantees, his/her/their heirs and assigns,

ALL those plots and tracts of land located in the Township of Morris, County of Huntingdon and Commonwealth of Pennsylvania, and in the Township of Catherine, County of Blair and Commonwealth of Pennsylvania, with the buildings thereon erected, together with all right, title and interest whatsoever including reversion or remainder interests which Henrietta Z. Lane had at the time of her death, **EXCEPTING HOWEVER**, the following pieces, parcels or lots of ground:

PLOT NO. 1: ALL that plot of ground located in the Township of Morris, County of Huntingdon and Commonwealth of Pennsylvania, as sold and conveyed to Mabel Patterson and Arthur Patterson, her husband by deed dated December 31, 1956 and recorded February 7, 1957 in the Office of the Recorder of Deeds for Huntingdon County in Deed Book 25, Page 597.



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PLOT NO. 4: ALL that plot of ground located in the Township of Morris, County of Huntingdon and Commonwealth of Pennsylvania, as sold and conveyed to S. Clyde Lane and Grace W. Lane, his wife, by deed dated February 19, 1957 and recorded the same date in the Office of the Recorder of Deeds for Huntingdon County in Deed Book 26, Page 80.

ALSO, all the right, title and interest of the said decedent in and to all that piece, parcel or lot of ground located in the Township of Morris, County of Huntingdon and Commonwealth of Pennsylvania at Water Street in what is known locally as the "Triangle", and being that portion of the land lying between the intersection of Route 322 from Tyrone, Pennsylvania and Route 22 leading eastward, and the intersection of Route 322 and Route 22 leading westward.

BEING the same premises title to which became vested in Walter Ronald Hall by Deed of Walter Ronald Hall, Executor of the Estate of Walter K. Hall, dated January 14, 2016, and recorded in the Office of the Recorder of Deeds for Blair County on January 21, 2016, and identified as Instrument Number 201601039.

BMZ LAW, P.C., acting as scrivener only.

HAZARDOUS WASTE: The Grantor herein states that the hereinabove described property is not presently being used for the disposal of hazardous waste, nor to the best of his knowledge, information and belief has it ever been used for the disposal of hazardous waste. This statement is made in compliance with the Solid Waste Management Act No. 1980-97, Section 405. 35 P.S. 6018.405.

TOGETHER with all and singular ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and also, all the estate, right, title, interest, use, trust, property, possession, claim and demand whatsoever, the Grantor, in law, equity or otherwise howsoever, of, in, to or out of the same.

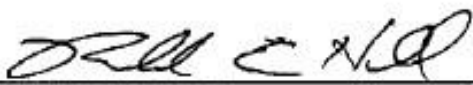


TO HAVE AND TO HOLD the said real estate, hereditaments and premises hereby granted and released, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, his/her/their heirs and assigns, to and for the only proper use and behoof of the said Grantees, his/her/their heirs and assigns, forever.

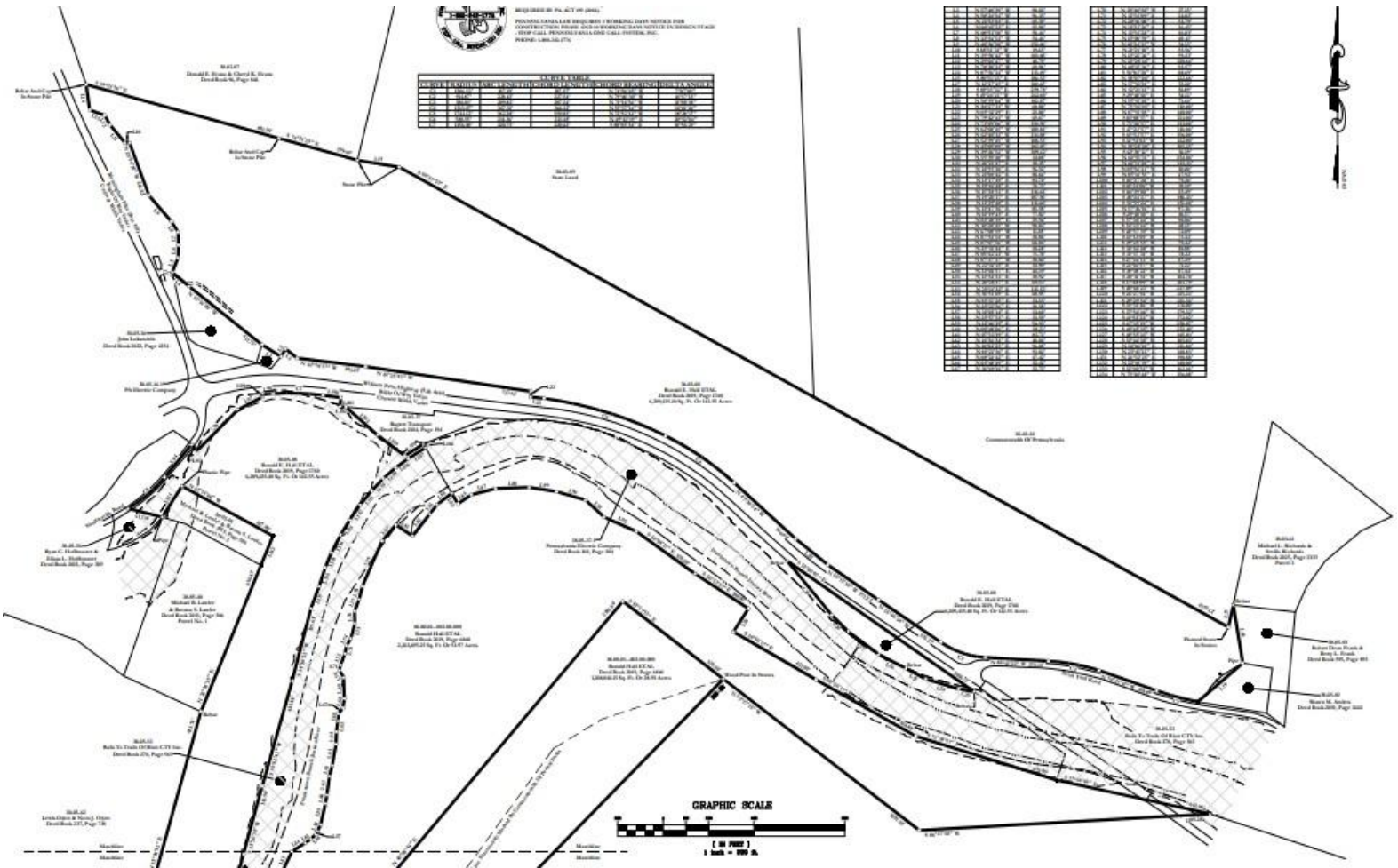
AND the said Grantor, for himself, his heirs, executors and administrators, do covenant, promise and agree, to and with the said Grantees, his/her/their heirs and assigns, by these presents, that they, the said Grantor and his heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantees, his/her/their heirs and assigns, against them, the said Grantor and his heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, them or any of them, shall and will, subject as aforesaid **WARRANT** and forever **DEFEND**.

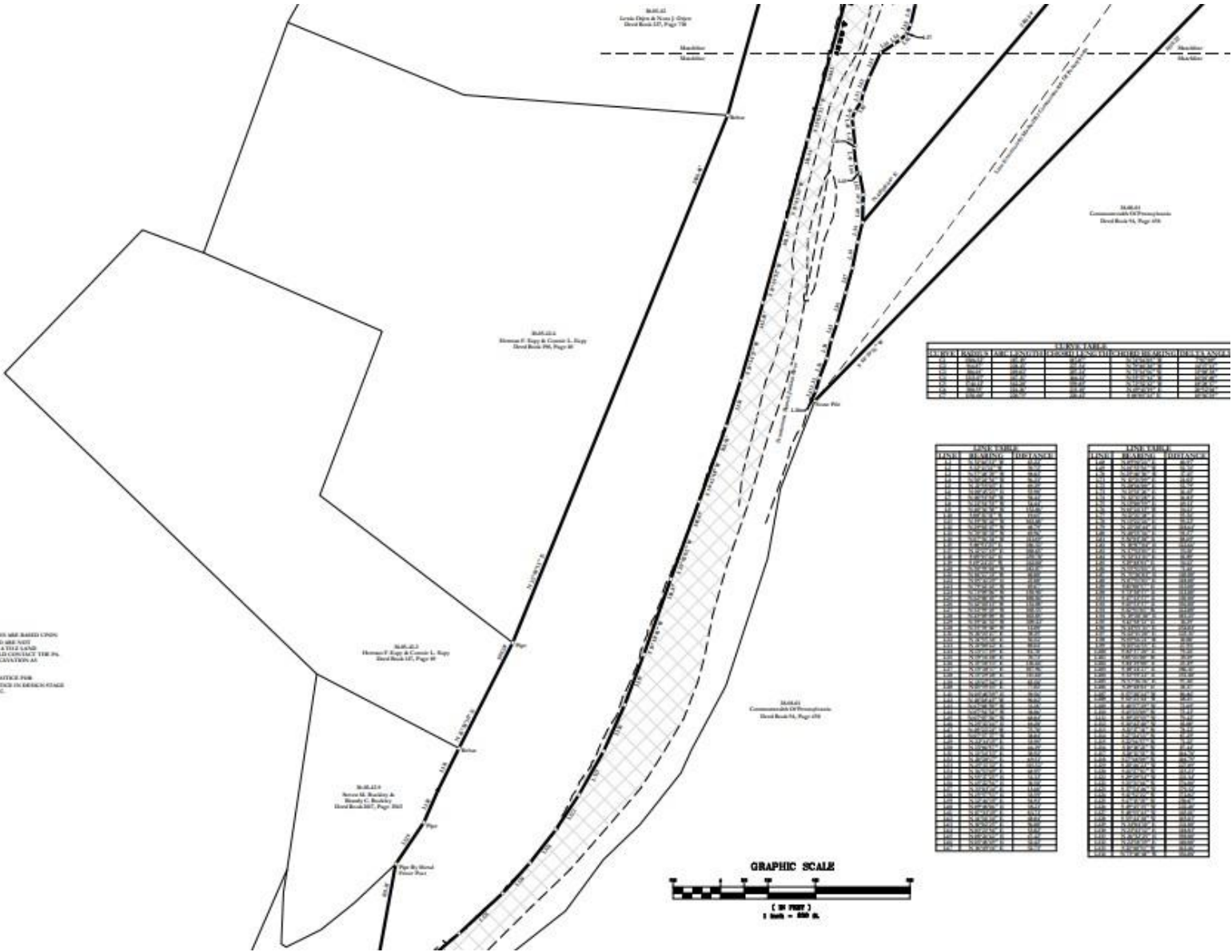
WITNESS the due execution hereof the day, month and year first above written.

WITNESS:

 (SEAL)

Ronald E. Hall, Executor of the
Estate of Walter Ronald Hall





EASEMENT			
FROM	TO	DATE	REMARKS
1	2	1/1/20	100' EASEMENT
2	3	1/1/20	100' EASEMENT
3	4	1/1/20	100' EASEMENT
4	5	1/1/20	100' EASEMENT
5	6	1/1/20	100' EASEMENT
6	7	1/1/20	100' EASEMENT
7	8	1/1/20	100' EASEMENT
8	9	1/1/20	100' EASEMENT
9	10	1/1/20	100' EASEMENT
10	11	1/1/20	100' EASEMENT
11	12	1/1/20	100' EASEMENT
12	13	1/1/20	100' EASEMENT
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99	100	1/1/20	100' EASEMENT

EASEMENT		
FROM	TO	DATE
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94	95	1/1/20
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97	98	1/1/20
98	99	1/1/20
99	100	1/1/20

EASEMENT		
FROM	TO	DATE
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98	99	1/1/20
99	100	1/1/20




County of Huntingdon
Mapping Department
UPI Certifications
Date: 7/15/2019
Number of UPI's: 1
Initials: AB

RECORDED
07/15/2019 02:36:2
Virginia Cooper
Register and Recorder
Clerk of Orphans' Court
Huntingdon County, PA
Instrument: 2019-002732

**AMENDED APPLICATION
FOR REAL ESTATE TAX PURPOSES
UNDER ACT 319 OF 1974 & ACT 156 OF 1998
"CLEAN & GREEN"**

TOWNSHIP/BORO Morris Twp ACREAGE 148

PARCEL NUMBER 30-05-08

1. Name: Hall James W
(Last) (First) (M.I.)
Name: Hall John R.
(Last) (First) (M.I.)

2. Mailing Address: 6957 Hall Farm Lane HUNTINGDON
(Street, RD. or Box #) (County)
ALEXANDRIA PA 16611
(City) (State) (Zip Code)

(Phone) _____

3. The land for which application is being made is owned by (a) (an) (Check one):
A. Individual _____ B. Partnership ☒ C. Corporation _____
D. Association _____ E. Cooperative _____ F. Other (explain) _____
4. Is this parcel ten (10) contiguous acres or more in size? Yes ☒ No _____
5. If this parcel is less than ten (10) acres, can you verify that the land is devoted to agricultural use, and will generate an annual gross income of \$2,000? (Proof of the income will be required on a yearly basis.)
Yes _____ No _____
6. If this parcel has open tillable land, is it now devoted to Agriculture Use, and has it been in use as such for the past 3 years?
Yes _____ No ☒
7. If this parcel has forestland, is the land stocked with trees of any size, and is it capable of producing wood products in excess of twenty-five (25) cubic feet per acre per year?
Yes ☒ No _____
8. Is the land in this application leased for minerals? Yes _____ No ☒
9. 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.
10. Do you understand when this application is approved, the parcel will remain in the program, even if an ownership change is recorded, until the landowner changes the land use and will then be subject to roll back taxes according to the act?
Yes ☒ No _____



The applicant hereby agrees, subject to approval of this application, that they or a designated representative will submit, advise or notify the county assessment office, in writing, within thirty (30) days, of a proposed change of use of the land, or conveyance of land. The undersigned declares this application including all accompanying schedules and statements has been examined and to the best of their knowledge and belief is true and correct. Furthermore, they agree to pay any fees imposed or required by the county associated with the application.

Signature James W. Hall

Date 7/5/19

Signature John E. Hall

Date 7/13/19

Signature John E. Hall

Date 7/13/19

Signature John E. Hall

Date 7/13/19

Acknowledgment by individual(s)

VIRGINIA
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF GLOUCESTER

On this 5th day of July, 20 19, before me, the undersigned officer, in and for said county and state, personally appeared
JAMES W. HALL

_____ known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledge that he/she/they executed the same for the purposes therein contained.

In witness whereunto set my hand and official seal.



[Signature]
Signature of notary public or other officer authorized to administer oaths.

FOR OFFICIAL USE ONLY

An official of the Huntingdon County Assessment Office will complete the information within this block.

Approved for: Agriculture Use _____ Agriculture Reserve _____
Forest Reserve _____

Approved By _____ Date _____
(Chief Assessor)

Disapproved _____
Deed Record Book # _____ Page # _____ Date _____
Application Record Book # _____ Page # _____ Date _____



Acknowledgment by individual(s)

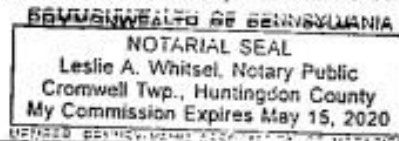
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF Huntingdon

On this 13th day of July, 20 19, before me, the undersigned officer, in and for said county and state, personally appeared

Ronald E. Hall, John R. Hall, Roger A. Hall

known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledge that he/she/they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.



Leslie A. Whitel
Signature of notary public or other officer
authorized to administer oaths.

Acknowledgment by individual(s)

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF _____

On this _____ day of _____, 20 _____, before me, the undersigned officer, in and for said county and state, personally appeared

_____ known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledge that he/she/they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Signature of notary public or other officer
authorized to administer oaths.



PM 6/1/19 Asst3
\$70.50
\$130/19
221

OFFICIAL USE ONLY	
☐ Ag Use	BOOK-PAGE:
☐ Ag Reserve	Date Recorded:
☒ Forest Reserve	Assessor Signature: <i>[Signature]</i>
☐ Disapproved	APP #:

CLEAN AND GREEN VALUATION APPLICATION

Blair County

Date: May 24, 2019

JUN 03 2019

ASSESSMENT

☐ AMENDED APPLICATION

Amended applications must be submitted within 30 days of transfer of lands or changes to parcel.
Original application: BOOK/PAGE

This application must be received by the Assessment Office on or before June 1st of the year immediately preceding the tax year for which the property owner wants to enroll. **Exception:** In a year when a county implements a countywide reassessment, or a countywide reassessment of enrolled land, the application deadline shall be extended to October 15th.

Completed applications should be returned to the Blair County Assessment Office:

BLAIR COUNTY ASSESSMENT OFFICE
423 ALLEGHENY ST, STE 041
HOLLIDAYSBURG, PA 16648-2022
Phone: (814) 693-3110
Hours: 8:00AM - 4:00PM

Clean & Green Application and Recording Fees

Application Fee (new applications only).....\$50.00
Recording/Handling Fee.....\$20.50
Total fees payable to "Blair County" for new applications: \$70.50

Applicable fees must be submitted with this application. There is no Application Fee for amended applications; however, a Recording/Handling Fee shall be due. Should the landowner choose not to enroll or should the application be denied, the Recording/Handling Fee will be refunded. The Application Fee is non-refundable.

TYPE OR PRINT CLEARLY

Owner(s) (or Entity Representative): HALL RONALD E
(Last) (First) (ML)
Owner(s): HALL JAMES W
(Last) (First) (ML)
Owner(s): HALL JOHN R
(Last) (First) (ML)
Owner(s): HALL ROGER A
(Last) (First) (ML)

Mailing Address 6957 HALL FARM LN. ALEXANDRIA
(Street, R.D. or Box #) (City)
and Phone: PA 16611 814 669-4320
(State) (Zip Code) (Daytime Phone)

Parcel ID: 0600-01-1 Control #: 00007543 Acreage: 50
Parcel ID: 0600-01-2 Control #: 00007542 Acreage: 27
Parcel ID: _____ Control #: _____ Acreage: _____
Parcel ID: _____ Control #: _____ Acreage: _____

1. The land for which application is being made is owned by a/an (Check One):

- ☒ Individual(s) ☐ Partnership ☐ Corporation
☐ Institution ☐ Cooperative ☐ Other _____

Entity: partnership, corporation, institution, cooperative, or other name (if applicable)

This application must be executed by an individual duly authorized to act on behalf of the entity.

2. Is the land currently assessed under Act 515? "(16 P.S. Section 11941 et seq.)" Yes ☐ No ☒



3. Is the land in this application leased for minerals? (including oil & gas) Yes ☐ No ☒
If yes, describe the leased minerals (e.g., gas/oil wells, pipe storage leases, small non-coal surface mining, surface coal mining, subsurface mining, quarries, etc.) and include the number of sites, acres affected, and additional information and comments (e.g., lease termination dates, permit numbers, etc.). Include a map of the affected area(s).

4. Is there a cellular communication tower located on this property?Yes ☐ No ☒
a. How many cell towers/wireless service facilities (WSF) sites are on your property? _____
b. How many acres do the cell towers/wireless service facilities (WSF) sites occupy? _____

5. Are there Tier I alternative energy sources located on this property?Yes ☐ No ☒

Tier I Alternative Energy Source: Energy derived from solar photovoltaic energy, wind power, low-impact hydropower, geothermal energy, biologically derived methane gas, fuel cells, biomass energy, and coal mine methane.

- a. How many acres are affected by the Tier I alternative energy sources on this property? _____
b. If wind power is present on your property, list the number of turbines. _____
c. Is the majority of the energy produced utilized on this property?Yes ☐ No ☐

Note: Include land devoted to the development and operation of an alternative energy system in one of the three categories (i.e., Agricultural Use, Agricultural Reserve, and/or Forest Reserve), if a majority of the energy annually generated is utilized on the tract.

6. Do you or anyone else conduct non-agricultural commercial activities on this land?Yes ☐ No ☒
If yes, describe the non-agricultural commercial activities and the acres associated with these activities (buildings, curtilage, parking areas, etc.). Include a map of the affected area(s).

7. The property is located in WILLIAMSBURG Comm. SA
(School District – if applicable, list more than one)
CATHARINE TOWNSHIP
(City, Borough, Township, or other Municipality – if applicable, list more than one)
BLAIR CO
(County)

8. Under which category/categories do you qualify? NOTE: One application may include more than one category.

☐ **Agricultural Use:** Land which is used for the purpose of producing an agricultural commodity or is devoted to and meets the requirements and qualifications for payments or other compensation pursuant to a soil conservation program under an agreement with an agency of the Federal Government. Land must either (1) be comprised of 10 or more contiguous acres or (2) have an anticipated yearly gross agricultural production income of at least \$2,000. For properties less than 10 acres in size, attach applicable documents to substantiate agricultural production income.

- a. How many acres are enrolled in a subsidized conservation program? _____
b. How many acres of non-wooded land are actively used for an agricultural commodity? _____

☐ **Agricultural Reserve:** Noncommercial open space lands used for outdoor recreation or the enjoyment of scenic or natural beauty and open to the public for such use, without charge or fee, on a nondiscriminatory basis.

- c. Of the remaining non-wooded acres, how many have not produced any agricultural commodity during the past three years? DO NOT include acreage enrolled in a subsidized conservation program. _____

☒ **Forest Reserve:** Land, ten acres or more, stocked by forest trees of any size and capable of producing timber or other wood products.

- d. How many total wooded acres do you have on this property (FR)? _____

9. Is there farmstead land located on this property?Yes ☐ No ☒

Farmstead Land: any curtilage and land situated under a residence, farm building or other building which supports a residence, including a residential garage or workshop.

Is the farmstead land located within an area enrolled as agricultural use?Yes ☐ No ☐



10. Does Ineligible land exist as part of the larger contiguous tract of eligible land on this application?Yes ☐ No ☒

Ineligible Land: Any portion of the property, which cannot be classified as one of the three eligible uses (ag use, ag reserve, or forest reserve). Describe the Ineligible land below, and include a map with this application depicting the affected area.

11. For agricultural use applications, has the land represented on this worksheet been actively devoted to agricultural use for the past three years?Yes ☐ No ☒

a. Farm operator's name: _____

b. List commodities produced: _____

c. Are there any direct commercial sales of agriculturally related products/activities or a rural enterprise on this property?
Yes ☐ No ☐ If yes, how many acres are affected? _____

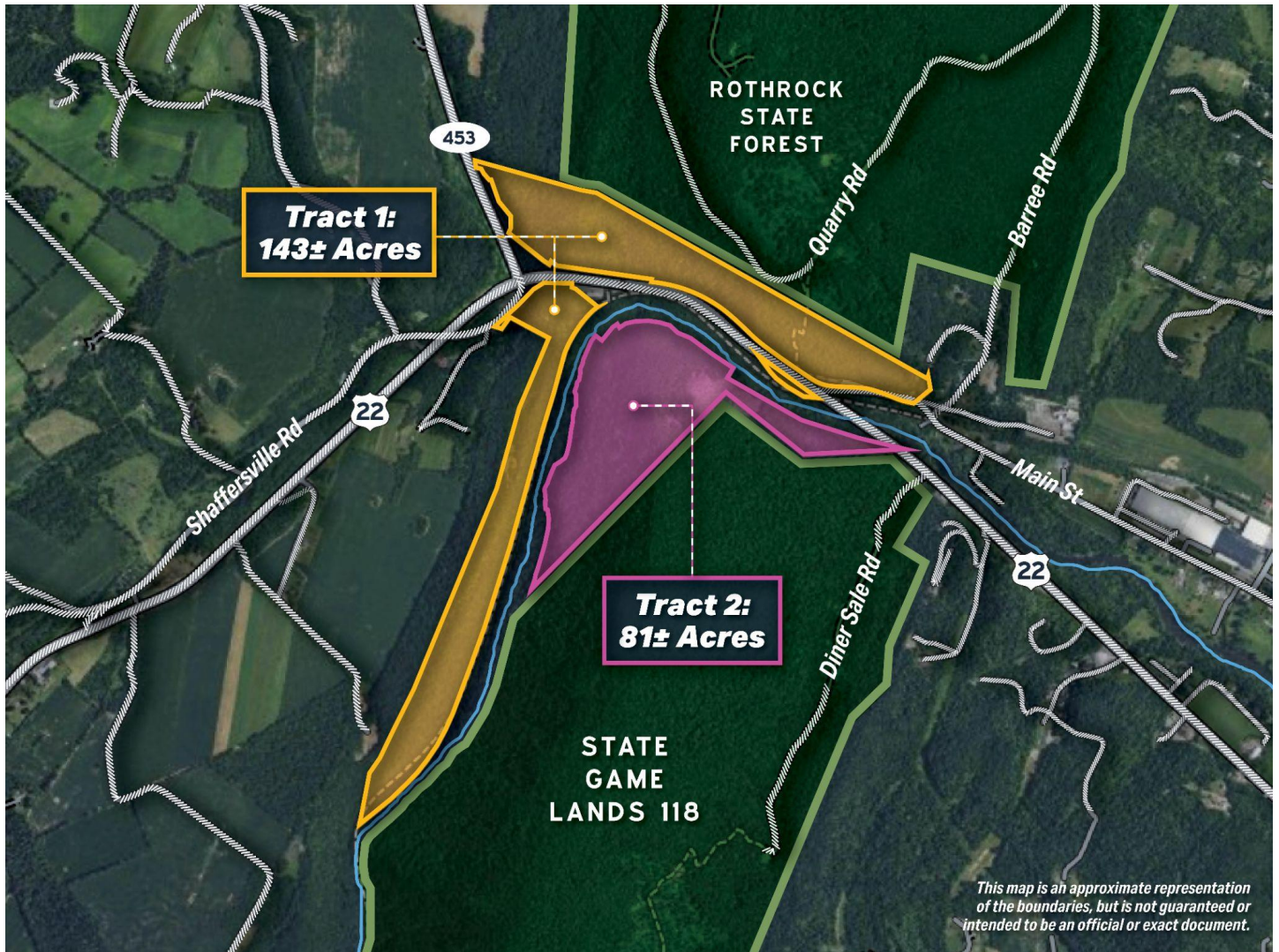
Is the commercial activity owned and operated by the landowner or Class A beneficiaries?Yes ☐ No ☐

THE APPLICANT FOR PREFERENTIAL ASSESSMENT HEREBY AGREES, IF THE APPLICATION IS APPROVED FOR PREFERENTIAL ASSESSMENT, TO SUBMIT 30 DAYS NOTICE TO THE COUNTY ASSESSOR OF A PROPOSED CHANGE IN USE OF THE LAND, A CHANGE IN OWNERSHIP OF A PORTION OF THE LAND OR OF ANY TYPE OF DIVISION OR CONVEYANCE OF THE LAND. THE APPLICANT FOR PREFERENTIAL ASSESSMENT HEREBY ACKNOWLEDGES THAT, IF THE APPLICATION IS APPROVED FOR PREFERENTIAL ASSESSMENT, ROLL-BACK TAXES AND INTEREST UNDER THE ACT MAY BE DUE FOR A CHANGE IN USE OF THE LAND, A CHANGE IN OWNERSHIP OF A PORTION OF THE LAND, OR ANY TYPE OF DIVISION OR 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, and makes this representation subject to the penalties of 18Pa.C.S.A. Section 4904 (relating to unsworn falsification to authorities). All owners of record must sign this application in the presence of a notary.

<u>XORL ELL</u>	<u>6/1/19</u>
Signature of Owner or Entity Name	Date
<u>James W. Hall</u>	<u>6/1/19</u>
Signature of Additional Owner or Entity Officer (Include Officer's Title)	Date
<u>John R. Hall</u>	<u>6/1/19</u>
Signature of Additional Owner	Date
<u>John A. Hall</u>	<u>6/1/19</u>
Signature of Additional Owner	Date

COMMONWEALTH OF PENNSYLVANIA		Commonwealth of Pennsylvania - Notary Seal Patricia S. Aungst, Notary Public Huntingdon County My commission expires October 27, 2022 Commission number 1004819 Member, Pennsylvania Association of Notaries
COUNTY OF <u>Huntingdon</u> : SS.		
On this, the <u>1st</u> day of <u>June</u> , 20 <u>19</u> , by me, the undersigned, <u>Ronald E. Jones, William A. Payer, John A. Hall</u> (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that <u>Ronald E. Jones, William A. Payer, John A. Hall</u> executed the same for the purposes therein contained.		
IN WITNESS WHEREOF, I have hereunto set my hand and official seal. <u>Patricia S. Aungst</u> (SEAL) Notary Public		





OWNED BY:

Ronald E. Hall, John R. Hall, Roger A. Hall, and James W. Hall Estate

LOCATED AT:

224± Acres William Penn Highway, Alexandria, PA 16611

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** | \$20,000 in certified funds day of auction, or if sold separately \$10,000 per Tract, 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 September 29, 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 Huntingdon & Blair 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.



All about Multi-parcel Auctions:

Hurley Real Estate & Auctions has developed a strong reputation for our ability to handle multi-parcel auctions effectively. In a multi-parcel scenario, a tract of land can be offered in smaller individual tracts, combinations of tracts, or as a whole.

How does it work?

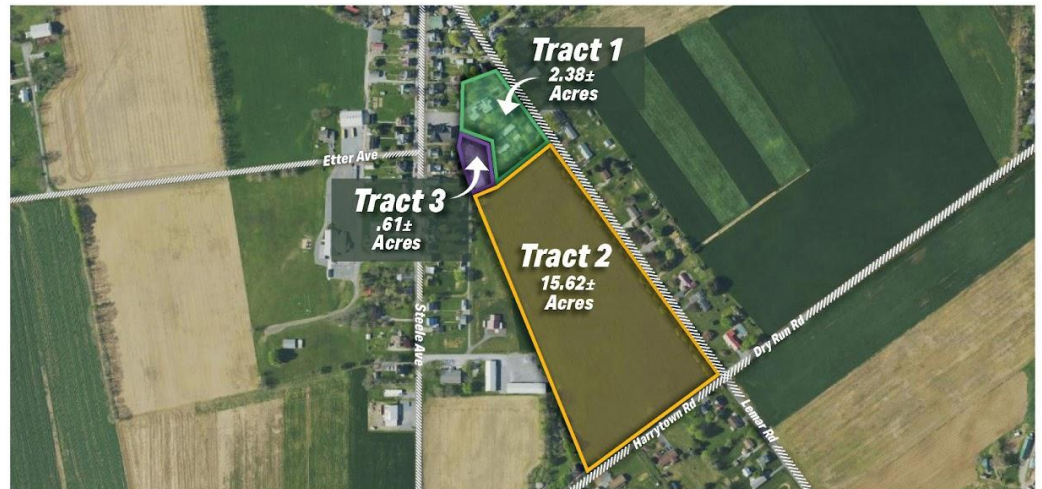
1. The auctioneer will offer the tracts individually first. The bids are recorded visually for the bidders, usually on a white board.
2. Then the auctioneer asks if there is anyone interested in a combination of tracts. Original individual bidders may be out-bid; but with each round original bidders are always able to increase their bids.
3. Then the auctioneer will offer the entire property as a whole. If there is a bid made that surpasses all the individual and/or combination bids, that would be the new high bidder.
4. Bidders will always have the option to increase their bids on any tract, combination of tracts, or on the whole property.





Multi-parcel Auction Example:

Let's imagine the property to the right is being offered at auction in three tracts. At the auction, the bidding may go as follows*:



1

Each tract
is offered
individually.

Tract 1	Tract 2	Tract 3
100,000	150,000	80,000
150,000	160,000	90,000
170,000	175,000	95,000
180,000	200,000	110,000
190,000	240,000	
220,000		

2

Combinations
of tracts are
offered.

Combinations	Whole
Tract 1&2 (465,000 needed)	(615,000 needed)
465,000	620,000
470,000	625,000
480,000	630,000
500,000	635,000

Combination bids must be greater than the sum of the individual high bids. This bid would become the new high bid for Tracts 1&2.

3

The whole
property is
offered.

A high bid for the entire property would need to surpass any other individual and/or combination bid(s) in order to prevail.

(*This is a fictitious example and not realized bids)



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 #



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FINANCING

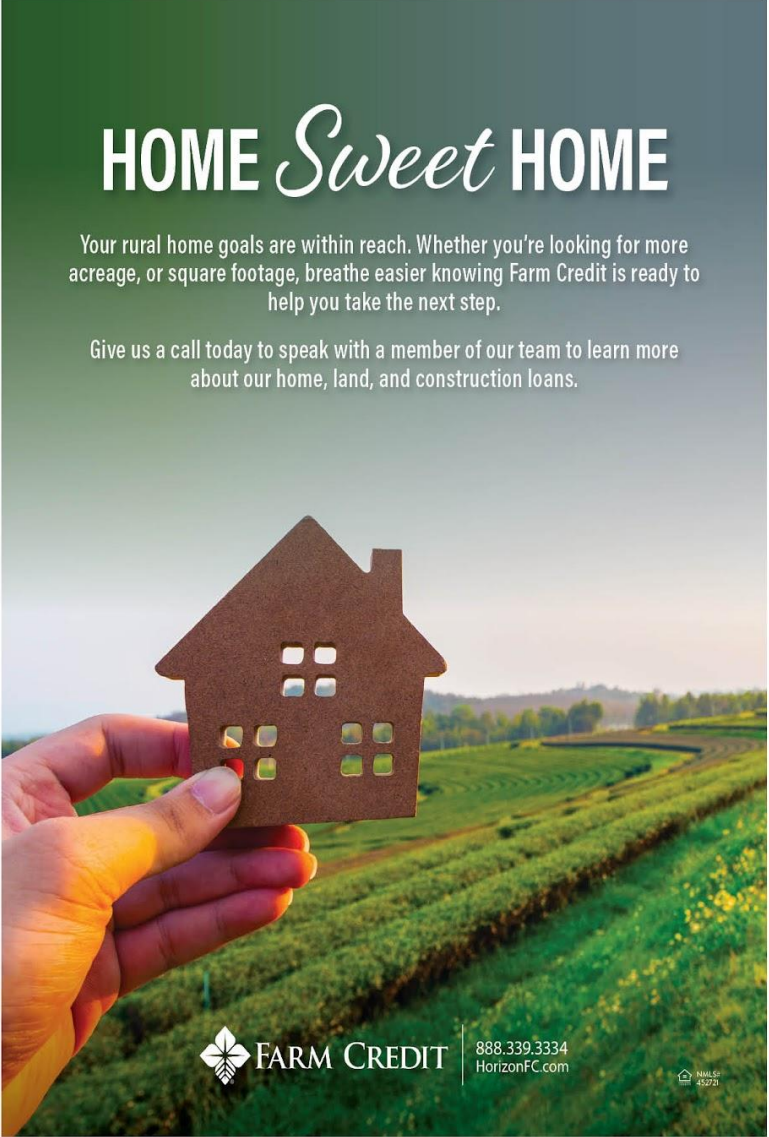
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Nathan C. Bonner — Title Agent

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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