



# HURLEY

REAL ESTATE & AUCTIONS

2800 BUCHANAN TRL E | GREENCASTLE | PA 17225



## 5.5± Acres Mountain Green Rd, Willow Hill, PA 17271

Beautiful 5.5± wooded acres in Willow Hill, PA, featuring mature timber, a stream, stunning views, and abundant wildlife—ideal for a dream homesite, hunting, or a peaceful retreat just minutes from major roadways.

Auction Date: Thursday, July 24, 2025 @ 3pm

Open Houses: Saturday, July 12, 2025, 10am-11am  
Monday, July 21, 2025, 4pm-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
- Aerial
- Conditions of Public Sale
- 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 24, 2025.

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:** \$2,500 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.

**Auction Location:** 14983 Mountain Green Rd. Willow Hill, PA 17271

**General Information:** BEAUTIFUL WOODED LAND IN WILLOW HILL, PA – 5.5± ACRES! This outstanding 5.5± acre parcel features mature timber, and stunning views—perfect for your dream homesite or private retreat! Tucked away just off Mountain Green Road, the property offers peaceful seclusion but is just minutes from the PA Turnpike, Route 75, Willow Hill, Spring Run, and Dry Run. A small stream winds through the land. Excellent spot for hunting with abundant wildlife sign! Whether you're looking to build, explore, or simply unwind, this property is your next great adventure waiting to happen! All desired uses and or permitting must be approved through the township.

**Acreage:** 5.5± Acres

**County:** Franklin

**Zoning/Land Use:** Please call the Metal Township at (717) 349-7452

**Taxes:** Approximately \$6

**Tax ID:** 15-0H01.-030A-000000



**UPI: 15-0H01.-030.-000000**

**UPI: 15-0H01.-030A-000000**

This instrument was prepared by:

Hunter J. Merideth, Esq., Pennsylvania Bar No. 331921, Merideth Law, LLC, 14 West King Street, Shippensburg, Pennsylvania 17257 (717)-220-5351 Fax: 717-899-1742.

and the original should be returned to:

Hunter J. Merideth, Esq.  
14 West King Street  
Shippensburg, PA 17257  
717-220-5351

***THIS DEED***

**MADE** this 16<sup>th</sup> day of August, in the year of two thousand twenty-four (2024),

**BETWEEN:** **LESLEE PROPER AND JEFFERSON PROPER**, married couple, both of Metal Township, Franklin County, Pennsylvania, hereinafter referred to as Grantors,

**AND** **LESLEE PROPER AND JEFFERSON PROPER**, married couple, both of Metal Township, Franklin County, Pennsylvania, as tenants by the entirety, hereinafter referred to as Grantees,

**WITNESSETH**, that in consideration of the sum of Zero and no/100 (\$0.00) Dollar, in hand paid, the receipt whereof, is hereby acknowledged, the said Grantors do hereby grant and convey to the said Grantees, their heirs and assigns:

**ALL** that certain lots or pieces of ground situate in the Township of Metal, County of Franklin, and Commonwealth of Pennsylvania, described as follows:

**TRACT NO. 1:** THAT PARCEL OF REAL ESTATE ASSESSED IN THE NAME OF LESTER AND ELLE RUNK AND HAVING A FRANKLIN COUNTY TAX MAP CODE OF 15-0H01.-030.-000000 [INDICATED AS BEING FURTHER IDENTIFIED AS "14983 MOUNTAIN GREEN ROAD, WILLOW HILL, PENNSYLVANIA"].

**CONTAINING** 1.80 acres more or less.



**TRACT NO. 2:** THAT PARCEL OF REAL ESTATE ASSESSED IN THE NAME OF MRS. JOHN ARNOLD ESTATE AND IN CARE OF LESLEE AND MINNIA ROSENBERRY AND HAVING A FRANKLIN COUNTY TAX MAP CODE OF **15-0H01.-030A-000000** [INDICATED AS BEING FURTHER IDENTIFIED AS "14983 MOUNTAIN GREEN ROAD, WILLOW HILL, PENNSYLVANIA"].

**CONTAINING** 5.50 acres more or less.

**BEING** the same premises which by Decree of Court entered in an Action by Quiet Title in the Court of Common Pleas of Franklin County, Pennsylvania, by the Honorable President Judge Shawn D. Meyers, dated July 08, 2024, and recorded July 08, 2024, in the Office of the Prothonotary of Franklin County, Pennsylvania, ordered, adjudged and decreed title unto Leslee Proper and Jefferson Proper.

**TO HAVE AND TO HOLD** the above-described premises with the appurtenances unto the Grantees, Grantees' successors and assigns, forever.

**THIS CONVEYANCE IS A TRANSFER BETWEEN HUSBAND AND WIFE AND IS EXEMPT FROM REAL ESTATE TRANSFER TAX AND THE NECESSITY OF FILING AN AFFIDAVIT OF VALUE.**

**IN WITNESS WHEREOF**, said Grantors have hereunto set their hand and seal, the day and year first above written.

THE REMAINDER OF THIS PAGE WAS INTENTIONALLY LEFT BLANK.





**HURLEY**  
FARM & LAND REAL ESTATE

**AERIAL**







OWNED BY: **Jefferson Proper and Leslee Proper**

LOCATED AT: **5.5+/- Acres off of Mountain Green Rd, Willow Hill, PA 17271, 15-0H01.-030A-000000**

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 | \$2,500 or — % handmoney, either in the form of cash, cashier's check, certified check, or personal check at the discretion of the Auction Company when the property is struck down, and the balance, without interest, on or before September 8, 2025 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 10 % 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 Franklin 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. The Seller will not pay points, settlement costs, or otherwise render financial assistance to the Buyer in this regard.
10. 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.
11. This agreement shall survive closing.
12. This agreement may be signed and transmitted by email.
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.



***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

### *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.



NMLS: 514737

Middletown Valley Bank | Mlend

**AMY GARDENHOUR**  
VP - RESIDENTIAL MORTGAGE LENDER

 (301) 800-5420

 [agardenhour@mvbbank.com](mailto:agardenhour@mvbbank.com)

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

[tathomas@acnb.com](mailto:tathomas@acnb.com)

NMLS ID #631864



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FARM & LAND REAL ESTATE

**FINANCING**

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Mortgage Originator  
717-709-3408  
kbickers@orrstown.com  
NMLS # 131191

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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



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

✉ closings@partnerwithaplus.com

🌐 www.partnerwithaplus.com

Visit one of our 3 convenient locations:

37 S. Main Street, Suite 101, Chambersburg, PA 17201 • 717.753.3620

201 S. 2nd Street, Suite 101, McConnellsburg, PA 17233 • 717.485.9244

17A W. Baltimore Street, Greencastle, PA 17225 • 717.593.9300







**HURLEY**  
FARM & LAND REAL ESTATE

## SETTLEMENTS



Center  
Square

**"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

[clint@kullalaw.com](mailto:clint@kullalaw.com)



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