

HURLEY

REAL ESTATE & AUCTIONS

2800 BUCHANAN TRL E | GREENCASTLE | PA 17225



86.10± Acres Ormsby Rd, Petersburg, PA 16669

Exceptional 86± acre Petersburg, PA property offering approx 50 tillable acres, scenic views, a 36 x 72 pole building, a nearly 1-acre pond, stream and more!

Auction Date: Friday, March 13, 2026 @ 1pm

Open Houses: Saturday, February 28, 2026, 10am-12pm
Wednesday, March 4, 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
- Aerial
- Clean and Green
- 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 March 13, 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. (See Payment & Financing page for detailed info.) 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: EXCELLENT 86± ACRES IN PETERSBURG, PA! This outstanding property offers approximately 50 acres tillable ground with sweeping scenic views—an ideal setting for a future homesite. Improvements include a 36' x 72' pole building, perfect for equipment or storage needs. The land also features a nearly 1-acre pond and Lightner Run flows through the property, with great hunting, providing excellent recreational opportunities. Conveniently located near Petersburg, Huntingdon, and Route 22. All questions regarding building and permitting should be directed to the township/ county. Property is in clean and green.

Acreage: 86.10± Acres

County: Huntingdon

Zoning/Land Use: Please call Huntingdon County Planning and Development Dept at (814) 643-5091

Taxes: Approximately \$1,169

Tax ID: 53-09-15

Utilities:

- Water: N/A
- Sewer: N/A

School District: Juniata Valley

Local Hospital: Mount Nittany Medical Center



Tax Parcel No. 53-09-15

This Deed

Made the 7th day of MAY, 2019

Between **DAVID L. ORMSBY** and **DEBORAH L. ORMSBY**, husband and wife, of
4006 Affirmed Lane, Grant-Valkaraia, Florida 32950,

Grantors

and **DAVID LYNN ORMSBY** and **DEBORAH LYNN ORMSBY**, Co-Trustees of
the **ORMSBY FAMILY TRUST** dated October 31, 2018, or their successor in trust, with full
power and authority to protect and conserve, to sell, lease, encumber or otherwise dispose of
the real property herein conveyed,

Grantees

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

All that certain tract or parcel of land situate in the Township of West, County of Huntingdon
and Commonwealth of Pennsylvania, more particularly described as follows:

BEGINNING at a point in Township Road No. T-504, said point being a common corner of the
within parcel and lands now or formerly of Scotty L. Dannelly; thence following the aforesaid
township road and along lands now or formerly of Scotty L. Dannelly North 01 degree 05
minutes West 50.0 feet to a point; thence along lands now or formerly of Scotty Dannelly the
following: South 88 degrees 05 minutes West 119.0 feet to a point; North 07 degrees 25



minutes West 352.0 feet to a point; and South 88 degrees 05 minutes West 212.0 feet to a point; thence along lands now or formerly of Raymond McGargle et al and lands now or formerly of James R. Ormsby North 00 degrees 55 minutes West 589.5 feet, more or less, to a point; thence along lands of now or formerly of James R. Ormsby and crossing the aforesaid Township Road No. T-504 South 86 degrees 43 minutes East 409.0 feet, more or less, to a point; thence along same and following a private right-of-way North 36 degrees 31 minutes East 547.0 feet, more or less, to a point; thence along lands now or formerly of S. Horace Mowrer the following: South 22 degrees 55 minutes East 44.5 feet, more or less, to a point; North 88 degrees 05 minutes East 1699.5 feet, more or less, to a point; South 42 degrees 55 minutes East 561.0 feet to a point; South 09 degrees 05 minutes East 561.0 feet to a point; South 73 degrees 05 minutes West 115.5 feet to a point; and South 09 degrees 05 minutes West 453.8 feet to a point; thence along lands now or formerly of Margaret E. McGargle South 88 degrees 05 minutes West 2358.0 feet to the place of beginning.

BEING designated as Parcel "D" and containing 86.1 acres, more or less, in accordance with a Plan of Subdivision for Harry L. Ormsby, Jr. by Africa Engineering Associates, Inc. dated August 7, 1998; Drawing No. 11226, a copy of which is recorded in the Office of Recorder of Deeds for Huntingdon County, Pennsylvania in Plan Book 8 at Page 74-D.

UNDER AND SUBJECT to any and all existing covenants, restrictions, easements and conditions of record, if any.

BEING the same premises which Mary T. Ormsby, widow, by her deed dated June 2, 2005 and recorded in the Office of the Recorder of Deeds for Huntingdon County, Pennsylvania on June 2, 2005 in Record Book 759, Page 329 conveyed to David L. Ormsby and Deborah L. Ormsby, husband and wife, the grantors herein.

The within conveyance being from a married couple to a living trust for their benefit, it is exempt from realty transfer tax.

The Grantees are advised that this property is assessed for real estate taxes under the Preferential Assessment Law known as "Clean & Green," and Grantees should inquire at the Huntingdon County Assessment Office regarding the regulations and penalties, including rollback taxes, which are applicable to this land.

NOTICE: There is no currently existing community sewage system available for the subject property. Section 7 of the Pennsylvania Sewage Facilities Act provides that no person shall install, construct, request bid proposals for construction, alter or occupy any building or structure for which an individual sewage system is to be installed, without first obtaining a permit. It will be necessary for the Grantees to obtain a permit pursuant to the provisions of the Act prior to the commencement of any construction on the subject property. Grantees acknowledge that they have been advised by this notice that they should contact the West Township Secretary or the Sewage Enforcement Officer for West Township to determine the procedure and requirements for obtaining a permit for an individual sewage system.

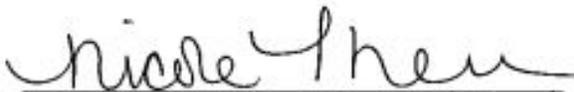
HAZARDOUS WASTE: THE GRANTORS HEREIN STATE THAT THE HEREINABOVE DESCRIBED PROPERTY IS NOT PRESENTLY BEING USED FOR THE



DISPOSAL OF HAZARDOUS WASTE, NOR TO THE BEST OF THEIR 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.

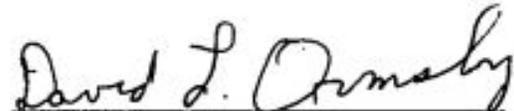
And the said Grantors Will Warrant Specially the property hereby conveyed.

In Witness Whereof, the said Grantors have hereunto set their hands and seals the day and year above written.



Witness

Nicole Therrien



David L. Ormsby



Witness

CHRISTINE R. FERONTI



Deborah L. Ormsby



HURLEY
FARM & LAND REAL ESTATE

AERIAL





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

04/09/2015 08:48:02 AM
Virginia Cooper
Register and Recorder
Clerk of Orphans' Court
Huntingdon County, PA
Instrument: 2015-001965

TOWNSHIP/BORO West Township

PARCEL NUMBER 53-09-15

1. Name: Ormsby David L.
(Last) (First) (M.I.)

Name: Ormsby Deborah L.
(Last) (First) (M.I.)

2. Mailing Address: 710 King St Hunt.
(Street, RD. or Box #) (County)
Petersburg Pa 16669
(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.)
89 Acres 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 *David & Ormsby* Date 8/5/05
 Signature *Deborah L. Ormsby* Date 8/5/05
 Signature _____ Date _____
 Signature _____ Date _____

Acknowledgment by individual(s)

COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF Huntingdon

On this 5 day of August, 20 05, before me, the undersigned officer, in and for said county and state, personally appeared
David & Ormsby
Deborah L. Ormsby

_____ 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.

NOTARIAL SEAL
 BETTY J. GRISSINGER, NOTARY PUBLIC
 HUNTINGDON BORO, HUNTINGDON CO., PA
 MY COMMISSION EXPIRES OCT 28, 2007

Betty J. Grissinger
 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 _____



EgD	Edom-Weikert complex, 15 to 25 percent slopes
EgF	Edom-Weikert complex, 25 to 60 percent slopes
EgC	Edom-Weikert complex, 8 to 15 percent slopes
Ne	Newark silt loam
EgB	Edom-Weikert complex, 3 to 8 percent slopes
CbB	Clarksburg silt loam, 2 to 8 percent slopes



OWNED BY: **Ormsby Family Trust**

LOCATED AT: **86.1± Acres Ormsby Rd, Petersburg, PA 16669**

Tax ID: 53-09-15

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 **May 12, 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** 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 #



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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🌐 mvbbank.com/agardenhour

NMLS: 514737

Middletown Valley Bank | Mlend

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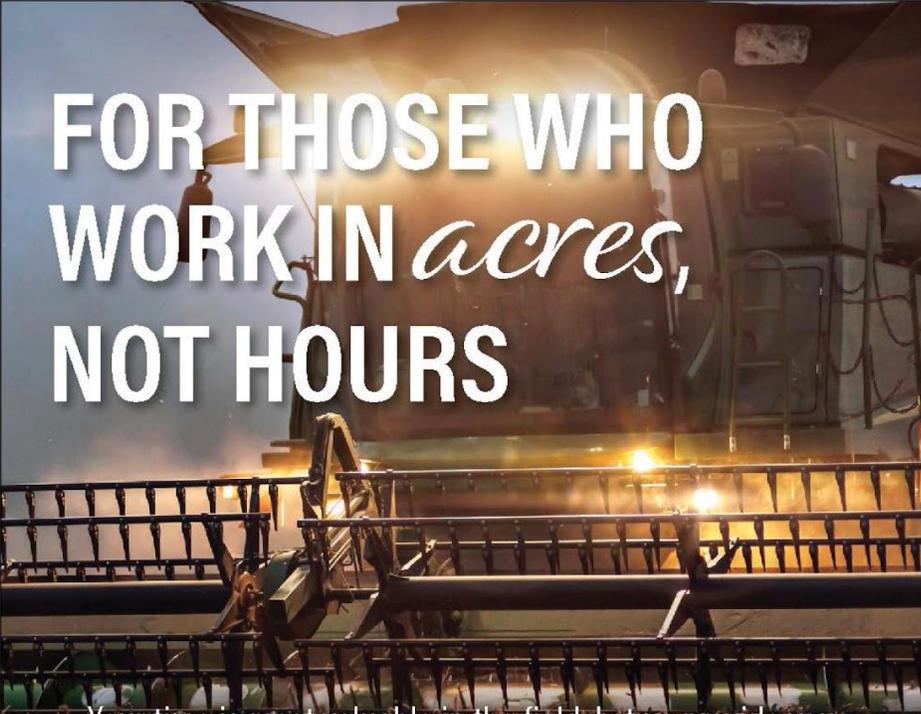
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HURLEY
FARM & LAND REAL ESTATE

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

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HURLEY
FARM & LAND REAL ESTATE

SETTLEMENTS



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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



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

717-446-0739
717-446-0791 fax
info@keystonesettlements.net

Visit our website at 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