

HURLEY

REAL ESTATE & AUCTIONS

2800 BUCHANAN TRL E | GREENCASTLE | PA 17225



87± Acres Haven Lane, Warfordsburg, PA 17267

Hunter's Dream on 87± Acres in Fulton County, PA!

This exceptional 87± acre property in Warfordsburg offers a hunting cabin, wooded land with established trails and food plots, and over 1,500 feet of Mellot Run stream—perfect for a private outdoor retreat.

Auction Date: Friday, February 6, 2026 @ 3pm

Open Houses: Saturday, January 24, 2026, 10am-12pm
Thursday, January 29, 2026, 3-5pm

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
- 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 February 6, 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: HUNTERS DREAM PROPERTY IN FULTON COUNTY, PA! Outstanding 87± acres in Warfordsburg, PA featuring a hunting cabin, Mellot Run stream, and beautiful wooded acreage! Tons of wildlife with deer, turkey, and bear and there is approx. 7.5 acres of open land which has been used as a food plot. Also with established trails through much of the property and tree stands/ blinds situated throughout. The hunting cabin features 2-3 bedrooms, 1 bathroom, living room, kitchen, dining area, garage storage, a wood stove, electric, a hand dug well, not currently working, and no septic or sewage system. 1,500 feet of the Mellot Run stream flows through the property and property access is off of Haven Ln. Just a short distance from State Game lands 128, 3.5 miles driving and .6 miles as the crow flies. Truly a once in a lifetime property, come and make it your own!

This cabin has the following features:

- 2-3 Bedrooms
Bedroom 1: 11 x 17
Bedroom 2: 11 x 11
Bedroom 3: 11 x 11
- Living Room: 11 x 23
- Kitchen: 11 x 17

Acreage: 87± Acres

County: Fulton

Zoning/Land Use: Please call Fulton County

Planning at (717) 485-3717

Taxes: Approximately \$2,364

Tax ID: 03-10-024-000

Utilities:

- Water: Hand Dug Well (Not Working)
- Sewer: N/A
- Heating: Wood Stove
- Cooling: N/A

School District: Southern Fulton

Local Hospital: Fulton County Medical Center



Deed No. 207

C. Howard Sheeley
Mary R. Sheeley

TO

William F. Rowland

Location - Bethel Twp.
Consideration - \$450.00
Fed. Ref. \$.55

THIS DEED Made the Fourth day of May in the year of our Lord one thousand nine hundred and forty six
BETWEEN C. Howard Sheeley of Lydia, Maryland, and Mary R. Sheely, husband wife, Grantors,
AND William F. Rowland of Lydia, Maryland, Grantee:

WITNESSETH, that in consideration of Four hundred and fifty dollars in hand paid, the receipt whereof is hereby acknowledged, the said grantors do hereby grant and convey to the said grantee, ALL the following described real estate situate, lying and being in Bethel Township, Fulton county, Pennsylvania, and more particularly described as follows: BEGINNING on the North side by lands of A. D. Hess; on the East by lands of Russell Layton; on the North by lands of Mrs. Margaret Grey; and on the West by lands of William B. Mellott.

This conveyance is for the grantors' interest in the above tract, that is an undivided one half interest in the same which is composed of two parcels described in a certain deed from Russell Barnhart, Raymond Barnhart and Ruth Layton, heirs at law of Ella Barnhart, deceased-ed, to James Sharpe, by deed dated August 2, 1919, and CONTAINING Eighty-seven (87) acres, more or less; and the said James Sharpe conveyed the same to James Mc. Barnhart and Mary E. Barnhart, his wife, by deed dated October 2, 1922, and recorded in Deed Book No. 38, page 12; and the said James Mc. Barnhart and his wife conveyed the same to J. B. Pittman by deed dated March 27, 1931, recorded in Deed Book No. 45, page 471; and conveyed by said J. B. Pittman and wife to Paul G. Pittman by deed dated April 1, 1932, recorded in Deed Book No. 46, page 252; and conveyed by said Paul G. Pittman and Lela Pittman his wife, to George E. Smith and William Hauman by deed dated March 20, 1937, recorded in Deed Book No. 51, page 201; and conveyed

by said William Hauman and wife and George E. Smith and wife to C. Howard Sheeley and William F. Howland by deed dated April 3, 1945, recorded in Deed Book No. 57, page 113.

AND, the said grantors, do hereby covenant and agree to and with the said grantee, that they, the grantors their heirs, executors and administrators, shall and will Warrant and forever defend the herein above described premises, with the hereditaments and appurtenances, unto the said grantee heirs and assigns, against the said grantor his, and against every other person lawfully claiming or who shall hereafter claim the same or any part thereof

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

Signed, Sealed and Delivered
in the presence of

Marlin C. Shimer

C. Howard Sheeley (SEAL)

Mary R. Sheeley (SEAL)

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF FULTON ss.

On this 4th day May A. D. 1946, before me, Recorder of Deeds came the above named C. Howard Sheeley and Mary R. Sheeley, his wife and acknowledged the foregoing Deed to be their act and deed, and desired the same to be recorded as such.

WITNESS my hand and Official seal, the day and year aforesaid.
(OFFICIAL SEAL)

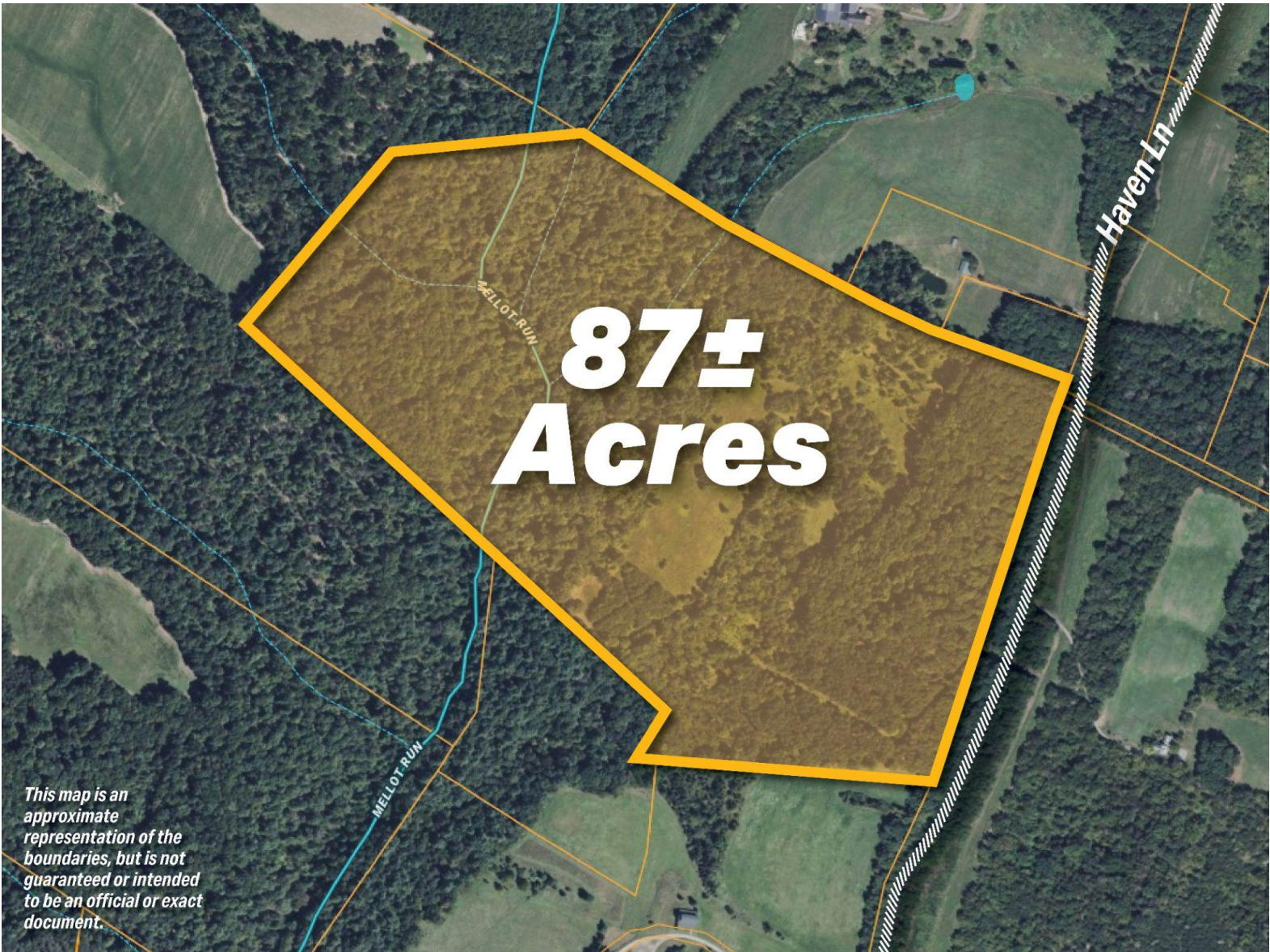
Marlin C. Shimer
Recorder

Entered for recording in the Recorder's Office of Fulton
County, Pa. May 4 A. D. 1946, and a true copy taken same date.
Marlin C. Shimer, Recorder.



HURLEY
FARM & LAND REAL ESTATE

AERIAL





OWNED BY: **William Franklin Rowland and Goldie Vasta Rowland Estate**

LOCATED AT: **87± Acres off Haven Lane, Warfordsburg, PA 17267**

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 April 7, 2026 when a special warranty deed will be delivered and actual possession will be given to Buyer. The Buyer shall also sign this agreement and comply with these terms of sale. Buyers Premium of 2 % plus the bid price shall establish purchase price.
5. Forfeiture | The time for settlement shall be of the essence. If the Buyer fails to comply with these terms of sale, Seller shall have the option of retaining all deposit monies or other sums paid by Buyer on account of the purchase price as Seller shall elect: (a) as liquidated damages, in which event Buyer and Seller shall be released from further liability or obligation and this agreement shall be null and void, or (b) on account of the purchase price, or as monies to be applied to Seller's damages as Seller may elect.
6. Marketable Title | A good and marketable title will be given free and clear of all liens and encumbrances. The real estate is being sold subject to restrictions and rights-of-way of record in the Fulton County Courthouse and which may be visible by inspection of the premises.
7. Risk of Loss | Seller shall maintain the property grounds, fixtures and any personal property specifically sold with the property in its present condition, normal wear and tear excepted. Seller shall bear the risk of loss for fire or other casualties until the time of settlement. In the event of damage by fire or other casualty to any property included in this sale that is not repaired or replaced prior to settlement, Buyer shall have the option of rescinding this agreement and promptly receiving all monies paid on account of the purchase price or of accepting the property in its then condition, together with the proceeds of any insurance obtainable by Seller. Buyer is hereby notified that Buyer may insure Buyer's equitable interest in the property as of the time of execution of this agreement.
8. Warranty | The Buyer expressly acknowledges and understands that the Buyer is buying the property in its present condition and that the Seller makes no representation or warranty of any kind whatsoever with regard to the condition of the premises or any components thereof, including but not limited to, the roof, the electrical system, the plumbing system, the heating system, or any other part of the structure, or any of the improvements on the land.
 - A. Radon | Seller has no knowledge concerning the presence or absence of radon. The Seller makes no representation or warranty with regard to radon or the levels thereof.
 - B. Lead-Based Paint | If the house was built before 1978, the house may have lead-based paint. Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing and has no reports or records pertaining to lead-based paint and/or hazards in the housing. A lead-based pamphlet "Protect Your Family from Lead in Your House" has been given to Buyer. Buyer waives any ten (10) day lead-based paint assessment period.
 - C. Environmental Contamination | Seller is not aware of any environmental contamination on the land.
 - D. Home Inspection | Buyer has inspected the property. Buyer understands the importance of getting an independent home inspection and has thought about this before bidding upon the property and signing this agreement.
 - E. Fixtures and Personal Property | Included in the sale and purchase price are all existing items permanently attached to the property, including but not limited to plumbing, heating, lighting fixtures (including, if present upon the property, chandeliers and ceiling fans; water treatment systems; pool and spa equipment; garage door openers and transmitters; television antennas; shrubbery, plantings and unpotted trees; any remaining heating and cooking fuels stored on the property at the time of settlement; wall to wall carpeting; window covering hardware, shades, blinds; built-in air conditioners; built-in appliances; and the range/oven unless otherwise stated). No warranty is given to Buyer as to the working/functional condition of fixtures and/or personal property. All personal property will be removed at Seller's discretion, if items are not removed they become the responsibility of the Buyer.
 - F. Ventilation/Mold | The Seller makes no representations or warranties with regard to mold or the absence of mold, adequate or inadequate air exchange or ventilation, or any other matters of home construction wherein mold may be present in the real estate.
 - G. "AS IS" | The property is being sold "AS IS" at the time of sale and at the time of the settlement. The Fiduciary/Seller herein makes no representations or warranties as to the condition of the real estate. The Purchaser accepts the property "AS IS". The purchaser waives any claims for any liability imposed through any environmental actions. This agreement shall survive closing. A Seller's disclosure has been made available to Buyer prior to the public auction and shall be exchanged by Buyer and Seller upon the signing of this agreement. If the Seller is an estate, the personal representative(s) will not deliver a disclosure to Buyer inasmuch as they are not required by law.
9. Financing | Buyer is responsible for obtaining financing, if any, and this contract is in no way contingent upon the availability of financing. 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.



SELLER'S PROPERTY DISCLOSURE STATEMENT

SPD

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR).

1 **PROPERTY** 87 ACRES +/- OFF OF HAVEN LANE WARFORSBURG, PA 17267
 2 **SELLER** ROY L. ROWLAND and JALE E. ROWLAND

INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW

4 The Real Estate Seller Disclosure Law (68 P.S. §7301, et seq.) requires that before an agreement of sale is signed, the seller in a residential
 5 real estate transfer must disclose all known **material defects** about the property being sold that are not readily observable. A **material defect**
 6 is a problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or
 7 that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is at or beyond the end
 8 of its normal useful life is not by itself a material defect.

9 This property disclosure statement ("Statement") includes disclosures beyond the basic requirements of the Law and is designed to assist
 0 Seller in complying with disclosure requirements and to assist Buyer in evaluating the property being considered. Sellers who wish to see
 1 or use the basic disclosure form can find the form on the website of the Pennsylvania State Real Estate Commission. Neither this Statement
 2 nor the basic disclosure form limits Seller's obligation to disclose a material defect.

3 This Statement discloses Seller's knowledge of the condition of the Property as of the date signed by Seller and is **not a substitute for any**
 4 **inspections or warranties** that Buyer may wish to obtain. **This Statement is not a warranty of any kind by Seller or a warranty or rep-**
 5 **resentation by any listing real estate broker, any selling real estate broker, or their licensees.** Buyer is encouraged to address concerns
 6 about the condition of the Property that may not be included in this Statement.

7 **The Law provides exceptions (listed below) where a property disclosure statement does not have to be completed. All other sellers**
 8 **are obligated to complete a property disclosure statement, even if they do not occupy or have never occupied the Property.**

- 9 1. Transfers by a fiduciary during the administration of a decedent estate, guardianship, conservatorship or trust.
- 0 2. Transfers as a result of a court order.
- 1 3. Transfers to a mortgage lender that results from a buyer's default and subsequent foreclosure sales that result from default.
- 2 4. Transfers from a co-owner to one or more other co-owners.
- 3 5. Transfers made to a spouse or direct descendant.
- 4 6. Transfers between spouses as a result of divorce, legal separation or property settlement.
- 5 7. Transfers by a corporation, partnership or other association to its shareholders, partners or other equity owners as part of a plan of
 6 liquidation.
- 7 8. Transfers of a property to be demolished or converted to non-residential use.
- 8 9. Transfers of unimproved real property.
- 9 10. Transfers of new construction that has never been occupied and:
 - 0 a. The buyer has received a one-year warranty covering the construction;
 - 1 b. The building has been inspected for compliance with the applicable building code or, if none, a nationally recognized model
 2 building code; and
 - 3 c. A certificate of occupancy or a certificate of code compliance has been issued for the dwelling.

COMMON LAW DUTY TO DISCLOSE

4 Although the provisions of the Real Estate Seller Disclosure Law exclude some transfers from the requirement of completing a disclo-
 5 sure statement, the Law does not excuse the seller's common law duty to disclose any known material defect(s) of the Property in order
 6 to avoid fraud, misrepresentation or deceit in the transaction. **This duty continues until the date of settlement.**

EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK

8 According to the provisions of the Real Estate Seller Disclosure Law, the undersigned executor, administrator or trustee is not required
 9 to fill out a Seller's Property Disclosure Statement. **The executor, administrator or trustee, must, however, disclose any known**
 0 **material defect(s) of the Property.**

2 _____ DATE _____

3 Seller's Initials RRD Date 12-15-25

SPD Page 1 of 11

Buyer's Initials _____ Date _____



Hurley Real Estate and Auction, 2800 Buchanan Trail East Greencastle PA 17225
 Daniel Robben

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 rev. 3/21; rel. 7/21



Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

1. SELLER'S EXPERTISE

- (A) Does Seller possess expertise in contracting, engineering, architecture, environmental assessment or other areas related to the construction and conditions of the Property and its improvements?
- (B) Is Seller the landlord for the Property?
- (C) Is Seller a real estate licensee?

Explain any "yes" answers in Section 1: _____

	Yes	No	Unk	N/A
A		<input checked="" type="checkbox"/>		
B		<input checked="" type="checkbox"/>		
C		<input checked="" type="checkbox"/>		

2. OWNERSHIP/OCCUPANCY

(A) Occupancy

1. When was the Property most recently occupied? Used as for Hunting Camp only for first week of PA Rifle Season Sept. 1 2018
2. By how many people? Core group of 5 Hunters
3. Was Seller the most recent occupant? HUNTING CAMP
4. If "no," when did Seller most recently occupy the Property? N/A

(B) Role of Individual Completing This Disclosure. Is the individual completing this form:

1. The owner
2. The executor or administrator Co-personal representatives
3. The trustee
4. An individual holding power of attorney

(C) When was the Property acquired? 1944 by our father

(D) List any animals that have lived in the residence(s) or other structures during your ownership: SQUIRRELS, RACCOONS, SKUNKS, MICE, BIRDS

Explain Section 2 (if needed):

USED AS A HUNTING CAMP

	Yes	No	Unk	N/A
A1			<input checked="" type="checkbox"/>	
A2			<input checked="" type="checkbox"/>	
A3		<input checked="" type="checkbox"/>		
A4				
B1		<input checked="" type="checkbox"/>		
B2	<input checked="" type="checkbox"/>			
B3		<input checked="" type="checkbox"/>		
B4		<input checked="" type="checkbox"/>		
C				

3. CONDOMINIUMS/PLANNED COMMUNITIES/HOMEOWNERS ASSOCIATIONS

(A) Disclosures for condominiums and cooperatives are limited to Seller's particular unit(s). Disclosures regarding common areas or facilities are not required by the Real Estate Seller Disclosure Law.

(B) Type. Is the Property part of a(n):

1. Condominium
2. Homeowners association or planned community
3. Cooperative
4. Other type of association or community N/A

(C) If "yes," how much are the fees? \$ _____, paid ☐ Monthly ☐ Quarterly ☐ Yearly

(D) If "yes," are there any community services or systems that the association or community is responsible for supporting or maintaining? Explain: _____

(E) If "yes," provide the following information:

1. Community Name _____
2. Contact _____
3. Mailing Address _____
4. Telephone Number _____

(F) How much is the capital contribution/initiation fee(s)? \$ _____

	Yes	No	Unk	N/A
B1		<input checked="" type="checkbox"/>		
B2		<input checked="" type="checkbox"/>		
B3		<input checked="" type="checkbox"/>		
B4		<input checked="" type="checkbox"/>		
C				<input checked="" type="checkbox"/>
D				<input checked="" type="checkbox"/>
E1				<input checked="" type="checkbox"/>
E2				<input checked="" type="checkbox"/>
E3				<input checked="" type="checkbox"/>
E4				<input checked="" type="checkbox"/>
F				<input checked="" type="checkbox"/>

Notice to Buyer: A buyer of a resale unit in a condominium, cooperative, or planned community must receive a copy of the declaration (other than the plats and plans), the by-laws, the rules or regulations, and a certificate of resale issued by the association, condominium, cooperative, or planned community. Buyers may be responsible for capital contributions, initiation fees or similar one-time fees in addition to regular maintenance fees. The buyer will have the option of canceling the agreement with the return of all deposit monies until the certificate has been provided to the buyer and for five days thereafter or until conveyance, whichever occurs first.

4. ROOFS AND ATTIC

(A) Installation

1. When was or were the roof or roofs installed? _____
2. Do you have documentation (invoice, work order, warranty, etc.)? _____

(B) Repair

1. Was the roof or roofs or any portion of it or them replaced or repaired during your ownership?
2. If it or they were replaced or repaired, were any existing roofing materials removed? BY HAND - PORTION IN BACK

(C) Issues

1. Has the roof or roofs ever leaked during your ownership?
2. Have there been any other leaks or moisture problems in the attic?
3. Are you aware of any past or present problems with the roof(s), attic, gutters, flashing or downspouts?

	Yes	No	Unk	N/A
A1			<input checked="" type="checkbox"/>	
A2		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
B1	<input checked="" type="checkbox"/>			
B2	<input checked="" type="checkbox"/>			
C1	<input checked="" type="checkbox"/>			
C2			<input checked="" type="checkbox"/>	
C3	<input checked="" type="checkbox"/>			

Seller's Initials PR Date 12-15-25 SPD Page 2 of 11 Buyer's Initials 1 Date _____



Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

Explain any "yes" answers in Section 4. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date they were done:

5. BASEMENTS AND CRAWL SPACES

(A) Sump Pump

- Does the Property have a sump pit? If "yes," how many?
- Does the Property have a sump pump? If "yes," how many?
- If it has a sump pump, has it ever run?
- If it has a sump pump, is the sump pump in working order?

	Yes	No	Unk	N/A
A1		✓		
A2		✓		
A3				✓
A4				✓
B1				✓
B2		✓		
B3		✓		

(B) Water Infiltration

- Are you aware of any past or present water leakage, accumulation, or dampness within the basement or crawl space?
- Do you know of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?
- Are the downspouts or gutters connected to a public sewer system?

Explain any "yes" answers in Section 5. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date they were done:

6. TERMITES/WOOD-DESTROYING INSECTS, DRYROT, PESTS

(A) Status

- Are you aware of past or present dryrot, termites/wood-destroying insects or other pests on the Property?
- Are you aware of any damage caused by dryrot, termites/wood-destroying insects or other pests?

	Yes	No	Unk	N/A
A1	✓			
A2	✓			
B1		✓		
B2		✓		

(B) Treatment

- Is the Property currently under contract by a licensed pest control company?
- Are you aware of any termite/pest control reports or treatments for the Property?

Explain any "yes" answers in Section 6. Include the name of any service/treatment provider, if applicable:

CARPENTER BEES, SQUIRRELS, MICE, POWDER POST BEETLES

7. STRUCTURAL ITEMS

(A) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, or other structural components?

(B) Are you aware of any past or present problems with driveways, walkways, patios or retaining walls on the Property?

(C) Are you aware of any past or present water infiltration in the house or other structures, other than the roof(s), basement or crawl space(s)?

(D) Stucco and Exterior Synthetic Finishing Systems

- Is any part of the Property constructed with stucco or an Exterior Insulating Finishing System (EIFS) such as Dryvit or synthetic stucco, synthetic brick or synthetic stone?

2. If "yes," indicate type(s) and location(s)

3. If "yes," provide date(s) installed

(E) Are you aware of any fire, storm/weather-related, water, hail or ice damage to the Property?

(F) Are you aware of any defects (including stains) in flooring or floor coverings?

	Yes	No	Unk	N/A
A		✓		
B		✓		
C		✓		
D1		✓		
D2				✓
D3				✓
E		✓		
F		✓		

Explain any "yes" answers in Section 7. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date the work was done:

8. ADDITIONS/ALTERATIONS

(A) Have any additions, structural changes or other alterations (including remodeling) been made to the Property during your ownership? Itemize and date all additions/alterations below.

	Yes	No	Unk	N/A
A			✓	

Addition, structural change or alteration (continued on following page)	Approximate date of work	Were permits obtained? (Yes/No/Unk/NA)	Final inspections/ approvals obtained? (Yes/No/Unk/NA)

Seller's Initials RRR Date 12-15-25 SPD Page 3 of 11 Buyer's Initials / Date



Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

Addition, structural change or alteration	Approximate date of work	Were permits obtained? (Yes/No/Unk/N/A)	Final inspections/ approvals obtained? (Yes/No/Unk/N/A)

☐ A sheet describing other additions and alterations is attached.

(B) Are you aware of any private or public architectural review control of the Property other than zoning codes? If "yes," explain: _____

Yes	No	Unk	N/A
	<input checked="" type="checkbox"/>		

Note to Buyer: The PA Construction Code Act, 35 P.S. §7210 et seq. (effective 2004), and local codes establish standards for building and altering properties. Buyers should check with the municipality to determine if permits and/or approvals were necessary for disclosed work and if so, whether they were obtained. Where required permits were not obtained, the municipality might require the current owner to upgrade or remove changes made by the prior owners. Buyers can have the Property inspected by an expert in codes compliance to determine if issues exist. Expanded title insurance policies may be available for Buyers to cover the risk of work done to the Property by previous owners without a permit or approval.

Note to Buyer: According to the PA Stormwater Management Act, each municipality must enact a Storm Water Management Plan for drainage control and flood reduction. The municipality where the Property is located may impose restrictions on impervious or semi-pervious surfaces added to the Property. Buyers should contact the local office charged with overseeing the Stormwater Management Plan to determine if the prior addition of impervious or semi-pervious areas, such as walkways, decks, and swimming pools, might affect your ability to make future changes.

9. WATER SUPPLY

(A) Source. Is the source of your drinking water (check all that apply):

- Public
- A well on the Property
- Community water
- A holding tank
- A cistern
- A spring
- Other BRING DRINKING WATER IN CONTAINERS
- If no water service, explain: NO POTABLE WATER SUPPLY

	Yes	No	Unk	N/A
A1		<input checked="" type="checkbox"/>		
A2		<input checked="" type="checkbox"/>		
A3		<input checked="" type="checkbox"/>		
A4		<input checked="" type="checkbox"/>		
A5		<input checked="" type="checkbox"/>		
A6		<input checked="" type="checkbox"/>		
A7	<input checked="" type="checkbox"/>			

(B) General

- When was the water supply last tested? HAND DUG WELL
Test results: _____
- Is the water system shared?
- If "yes," is there a written agreement?
- Do you have a softener, filter or other conditioning system?
- Is the softener, filter or other treatment system leased? From whom? _____
- If your drinking water source is not public, is the pumping system in working order? If "no," explain: NO POTABLE WATER SUPPLY

	Yes	No	Unk	N/A
B1			<input checked="" type="checkbox"/>	
B2				<input checked="" type="checkbox"/>
B3				<input checked="" type="checkbox"/>
B4				<input checked="" type="checkbox"/>
B5				<input checked="" type="checkbox"/>
B6				<input checked="" type="checkbox"/>

(C) Bypass Valve (for properties with multiple sources of water)

- Does your water source have a bypass valve?
- If "yes," is the bypass valve working?

	Yes	No	Unk	N/A
C1				<input checked="" type="checkbox"/>
C2				<input checked="" type="checkbox"/>

(D) Well

- Has your well ever run dry?
- Depth of well _____
- Gallons per minute: _____, measured on (date) _____
- Is there a well that is used for something other than the primary source of drinking water? If "yes," explain HAND DUG WELL WITH HAND PUMP
- If there is an unused well, is it capped? PUMP NEEDS REPAIRS OR REPLACEMENT

	Yes	No	Unk	N/A
D1			<input checked="" type="checkbox"/>	
D2			<input checked="" type="checkbox"/>	
D3			<input checked="" type="checkbox"/>	
D4	<input checked="" type="checkbox"/>			
D5		<input checked="" type="checkbox"/>		

Seller's Initials ORIDA Date 12-15-25 SPD Page 4 of 11 Buyer's Initials / Date _____



Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

(E) Issues

- Are you aware of any leaks or other problems, past or present, relating to the water supply, pumping system and related items?
- Have you ever had a problem with your water supply?

	Yes	No	Unk	N/A
E1			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
E2				<input checked="" type="checkbox"/>

Explain any problem(s) with your water supply. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date the work was done:

10. SEWAGE SYSTEM

(A) General

- Is the Property served by a sewage system (public, private or community)?
- If "no," is it due to unavailability or permit limitations?
- When was the sewage system installed (or date of connection, if public)?
- Name of current service provider, if any:

	Yes	No	Unk	N/A
A1		<input checked="" type="checkbox"/>		
A2			<input checked="" type="checkbox"/>	
A3				<input checked="" type="checkbox"/>
A4				<input checked="" type="checkbox"/>

(B) Type Is your Property served by:

- Public
- Community (non-public)
- An individual on-lot sewage disposal system
- Other, explain: NO SEPTIC SYSTEM - OUT HOUSE

	Yes	No	Unk	N/A
B1		<input checked="" type="checkbox"/>		
B2		<input checked="" type="checkbox"/>		
B3		<input checked="" type="checkbox"/>		
B4				<input checked="" type="checkbox"/>

(C) Individual On-lot Sewage Disposal System. (check all that apply):

- Is your sewage system within 100 feet of a well?
- Is your sewage system subject to a ten-acre permit exemption?
- Does your sewage system include a holding tank?
- Does your sewage system include a septic tank?
- Does your sewage system include a drainfield?
- Does your sewage system include a sandmound?
- Does your sewage system include a cesspool?
- Is your sewage system shared?
- Is your sewage system any other type? Explain:
- Is your sewage system supported by a backup or alternate system?

	Yes	No	Unk	N/A
C1				<input checked="" type="checkbox"/>
C2			<input checked="" type="checkbox"/>	
C3				<input checked="" type="checkbox"/>
C4				<input checked="" type="checkbox"/>
C5				<input checked="" type="checkbox"/>
C6				<input checked="" type="checkbox"/>
C7				<input checked="" type="checkbox"/>
C8				<input checked="" type="checkbox"/>
C9				<input checked="" type="checkbox"/>
C10				<input checked="" type="checkbox"/>

(D) Tanks and Service

- Are there any metal/steel septic tanks on the Property?
- Are there any cement/concrete septic tanks on the Property?
- Are there any fiberglass septic tanks on the Property?
- Are there any other types of septic tanks on the Property? Explain N/A
- Where are the septic tanks located?
- When were the tanks last pumped and by whom?

	Yes	No	Unk	N/A
D1		<input checked="" type="checkbox"/>		
D2		<input checked="" type="checkbox"/>		
D3		<input checked="" type="checkbox"/>		
D4				<input checked="" type="checkbox"/>
D5				<input checked="" type="checkbox"/>
D6				<input checked="" type="checkbox"/>

(E) Abandoned Individual On-lot Sewage Disposal Systems and Septic

- Are you aware of any abandoned septic systems or cesspools on the Property?
- If "yes," have these systems, tanks or cesspools been closed in accordance with the municipality's ordinance?

	Yes	No	Unk	N/A
E1		<input checked="" type="checkbox"/>		
E2				<input checked="" type="checkbox"/>

(F) Sewage Pumps

- Are there any sewage pumps located on the Property?
- If "yes," where are they located?
- What type(s) of pump(s)?
- Are pump(s) in working order?
- Who is responsible for maintenance of sewage pumps?

	Yes	No	Unk	N/A
F1			<input checked="" type="checkbox"/>	
F2				<input checked="" type="checkbox"/>
F3				<input checked="" type="checkbox"/>
F4				<input checked="" type="checkbox"/>
F5				<input checked="" type="checkbox"/>

(G) Issues

- How often is the on-lot sewage disposal system serviced?
- When was the on-lot sewage disposal system last serviced and by whom?
- Is any waste water piping not connected to the septic/sewer system? GRAY WATER
- Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items? FROM SINK & SHOWER STALL USED FOR ONE WEEK PER YEAR ENDING IN 2017

	Yes	No	Unk	N/A
G1				<input checked="" type="checkbox"/>
G2				<input checked="" type="checkbox"/>
G3	<input checked="" type="checkbox"/>			
G4				<input checked="" type="checkbox"/>

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Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

Explain any "yes" answers in Section 10. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date the work was done:

11. PLUMBING SYSTEM

(A) Material(s). Are the plumbing materials (check all that apply):

1. Copper
2. Galvanized
3. Lead
4. PVC
5. Polybutylene pipe (PB)
6. Cross-linked polyethylene (PEX)
7. Other CPVC

	Yes	No	Unk	N/A
A1		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
A2		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
A3		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
A4	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
A5		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
A6		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
A7	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
B		<input checked="" type="checkbox"/>		

(B) Are you aware of any past or present problems with any of your plumbing fixtures (e.g., including but not limited to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)?

If "yes," explain:

12. DOMESTIC WATER HEATING

(A) Type(s). Is your water heating (check all that apply):

1. Electric
2. Natural gas
3. Fuel oil
4. Propane
- If "yes," is the tank owned by Seller?
5. Solar
- If "yes," is the system owned by Seller?
6. Geothermal
7. Other

	Yes	No	Unk	N/A
A1	<input checked="" type="checkbox"/>			
A2		<input checked="" type="checkbox"/>		
A3		<input checked="" type="checkbox"/>		
A4		<input checked="" type="checkbox"/>		
A5		<input checked="" type="checkbox"/>		
A6		<input checked="" type="checkbox"/>		
A7		<input checked="" type="checkbox"/>		
B1				
B2				
B3		<input checked="" type="checkbox"/>		
C		<input checked="" type="checkbox"/>		

(B) System(s)

1. How many water heaters are there? ONE (1)
Tanks ☒ Tankless
2. When were they installed?
3. Is your water heater a summer/winter hook-up (integral system, hot water from the boiler, etc.)?

(C) Are you aware of any problems with any water heater or related equipment?

If "yes," explain:

13. HEATING SYSTEM

(A) Fuel Type(s). Is your heating source (check all that apply):

1. Electric
2. Natural gas
3. Fuel oil
4. Propane
- If "yes," is the tank owned by Seller?
5. Geothermal
6. Coal
7. Wood
8. Solar shingles or panels
- If "yes," is the system owned by Seller?
9. Other:

	Yes	No	Unk	N/A
A1		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
A2		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
A3		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
A4		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
A5		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
A6		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
A7	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
A8		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
A9		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
B1		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
B2		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
B3		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
B4		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
B5		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
B6		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
B7		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	

(B) System Type(s) (check all that apply):

1. Forced hot air
2. Hot water
3. Heat pump
4. Electric baseboard
5. Steam
6. Radiant flooring
7. Radiant ceiling

(1) ONE WOOD STOVE

Seller's Initials R.D.R. Date 12-15-25 SPD Page 6 of 11 Buyer's Initials I Date

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334 Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the
335 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

	Yes	No	Unk	N/A
336 8. Pellet stove(s)		<input checked="" type="checkbox"/>		
337 How many and location?				<input checked="" type="checkbox"/>
338 9. Wood stove(s)	<input checked="" type="checkbox"/>			
339 How many and location? (1) ONE, KITCHEN/DINING RM				
340 10. Coal stove(s)		<input checked="" type="checkbox"/>		
341 How many and location?				<input checked="" type="checkbox"/>
342 11. Wall-mounted split system(s)		<input checked="" type="checkbox"/>		
343 How many and location?				<input checked="" type="checkbox"/>
344 12. Other:		<input checked="" type="checkbox"/>		
345 13. If multiple systems, provide locations				<input checked="" type="checkbox"/>
346				
347 (C) Status				
348 1. Are there any areas of the house that are not heated?	<input checked="" type="checkbox"/>			
349 If "yes," explain: UPSTAIRS BEDROOMS				<input checked="" type="checkbox"/>
350 2. How many heating zones are in the Property?				<input checked="" type="checkbox"/>
351 3. When was each heating system(s) or zone installed?				<input checked="" type="checkbox"/>
352 4. When was the heating system(s) last serviced?			<input checked="" type="checkbox"/>	
353 5. Is there an additional and/or backup heating system? If "yes," explain:		<input checked="" type="checkbox"/>		
354				
355 6. Is any part of the heating system subject to a lease, financing or other agreement?		<input checked="" type="checkbox"/>		
356 If "yes," explain:				<input checked="" type="checkbox"/>
357 (D) Fireplaces and Chimneys				
358 1. Are there any fireplaces? How many? (1) ONE	<input checked="" type="checkbox"/>			
359 2. Are all fireplaces working?			<input checked="" type="checkbox"/>	
360 3. Fireplace types (wood, gas, electric, etc.): WOOD				
361 4. Was the fireplace(s) installed by a professional contractor or manufacturer's representative?		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
362 5. Are there any chimneys (from a fireplace, water heater or any other heating system)?	<input checked="" type="checkbox"/>			
363 6. How many chimneys? (1) ONE				
364 7. When were they last cleaned?				<input checked="" type="checkbox"/>
365 8. Are the chimneys working? If "no," explain: AS FAR AS I KNOW	<input checked="" type="checkbox"/>			
366 (E) Fuel Tanks				
367 1. Are you aware of any heating fuel tank(s) on the Property?		<input checked="" type="checkbox"/>		
368 2. Location(s), including underground tank(s):				<input checked="" type="checkbox"/>
369 3. If you do not own the tank(s), explain:				<input checked="" type="checkbox"/>
370 (F) Are you aware of any problems or repairs needed regarding any item in Section 13? If "yes,"		<input checked="" type="checkbox"/>		
371 explain:				
372 14. AIR CONDITIONING SYSTEM N/A				
373 (A) Type(s). Is the air conditioning (check all that apply):				
374 1. Central air		<input checked="" type="checkbox"/>		
375 a. How many air conditioning zones are in the Property?				<input checked="" type="checkbox"/>
376 b. When was each system or zone installed?				<input checked="" type="checkbox"/>
377 c. When was each system last serviced?				<input checked="" type="checkbox"/>
378 2. Wall units		<input checked="" type="checkbox"/>		
379 How many and the location?				<input checked="" type="checkbox"/>
380 3. Window units		<input checked="" type="checkbox"/>		
381 How many?				<input checked="" type="checkbox"/>
382 4. Wall-mounted split units		<input checked="" type="checkbox"/>		
383 How many and the location?				<input checked="" type="checkbox"/>
384 5. Other				
385 6. None	<input checked="" type="checkbox"/>			
386 (B) Are there any areas of the house that are not air conditioned?	<input checked="" type="checkbox"/>			
387 If "yes," explain: ENTIRE HOUSE UN-AIR CONDITIONED				<input checked="" type="checkbox"/>
388 (C) Are you aware of any problems with any item in Section 14? If "yes," explain:				
389				
390 Seller's Initials RAR/DEA Date 12-15-25 SPD Page 7 of 11 Buyer's Initials / Date				



Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

15. ELECTRICAL SYSTEM

(A) Type(s)

- Does the electrical system have fuses?
- Does the electrical system have circuit breakers?
- Is the electrical system solar powered?
 - If "yes," is it entirely or partially solar powered?
 - If "yes," is any part of the system subject to a lease, financing or other agreement? If "yes," explain:

(B) What is the system amperage?

(C) Are you aware of any knob and tube wiring in the Property?

(D) Are you aware of any problems or repairs needed in the electrical system? If "yes," explain:

	Yes	No	Unk	N/A
A1				
A2				
A3				
3a				
3b				
B				
C				
D				

16. OTHER EQUIPMENT AND APPLIANCES

(A) THIS SECTION IS INTENDED TO IDENTIFY PROBLEMS OR REPAIRS and must be completed for each item that will, or may, be included with the Property. The terms of the Agreement of Sale negotiated between Buyer and Seller will determine which items, if any, are included in the purchase of the Property. **THE FACT THAT AN ITEM IS LISTED DOES NOT MEAN IT IS INCLUDED IN THE AGREEMENT OF SALE.**

(B) Are you aware of any problems or repairs needed to any of the following:

Item	Yes	No	N/A	Item	Yes	No	N/A
A/C window units				Pool/spa heater			
Attic fan(s)				Range/oven			
Awnings				Refrigerator(s)			
Carbon monoxide detectors				Satellite dish			
Ceiling fans				Security alarm system			
Deck(s)				Smoke detectors			
Dishwasher				Sprinkler automatic timer			
Dryer				Stand-alone freezer			
Electric animal fence				Storage shed			
Electric garage door opener				Trash compactor			
Garage transmitters				Washer			
Garbage disposal				Whirlpool/tub			
In-ground lawn sprinklers				Other:			
Intercom				1.			
Interior fire sprinklers				2.			
Keyless entry				3.			
Microwave oven				4.			
Pool/spa accessories				5.			
Pool/spa cover				6.			

(C) Explain any "yes" answers in Section 16:

17. POOLS, SPAS AND HOT TUBS

(A) Is there a swimming pool on the Property? If "yes,"

- Above-ground or in-ground?
- Saltwater or chlorine?
- If heated, what is the heat source?
- Vinyl-lined, fiberglass or concrete-lined?
- What is the depth of the swimming pool?
- Are you aware of any problems with the swimming pool?
- Are you aware of any problems with any of the swimming pool equipment (cover, filter, ladder, lighting, pump, etc.)?

(B) Is there a spa or hot tub on the Property?

- Are you aware of any problems with the spa or hot tub?
- Are you aware of any problems with any of the spa or hot tub equipment (steps, lighting, jets, cover, etc.)?

(C) Explain any problems in Section 17:

	Yes	No	Unk	N/A
A				
A1				
A2				
A3				
A4				
A5				
A6				
A7				
B				
B1				
B2				

Seller's Initials DRD/EA Date 12-15-25 SPD Page 8 of 11 Buyer's Initials / Date

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Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

18. WINDOWS

- (A) Have any windows or skylights been replaced during your ownership of the Property?
- (B) Are you aware of any problems with the windows or skylights?

	Yes	No	Unk	N/A
A			<input checked="" type="checkbox"/>	
B		<input checked="" type="checkbox"/>		

Explain any "yes" answers in Section 18. Include the location and extent of any problem(s) and any repair, replacement or remediation efforts, the name of the person or company who did the repairs and the date the work was done:

19. LAND/SOILS

(A) Property

- Are you aware of any fill or expansive soil on the Property?
- Are you aware of any sliding, settling, earth movement, upheaval, subsidence, sinkholes or earth stability problems that have occurred on or affect the Property?
- Are you aware of sewage sludge (other than commercially available fertilizer products) being spread on the Property?
- Have you received written notice of sewage sludge being spread on an adjacent property?
- Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations on the Property?

	Yes	No	Unk	N/A
A1		<input checked="" type="checkbox"/>		
A2		<input checked="" type="checkbox"/>		
A3		<input checked="" type="checkbox"/>		
A4		<input checked="" type="checkbox"/>		
A5		<input checked="" type="checkbox"/>		

Note to Buyer: The Property may be subject to mine subsidence damage. Maps of the counties and mines where mine subsidence damage may occur and further information on mine subsidence insurance are available through Department of Environmental Protection Mine Subsidence Insurance Fund, (800) 922-1678 or ra-epmsi@pa.gov.

(B) Preferential Assessment and Development Rights

Is the Property, or a portion of it, preferentially assessed for tax purposes, or subject to limited development rights under the:

- Farmland and Forest Land Assessment Act - 72 P.S. §5490.1, et seq. (Clean and Green Program)
- Open Space Act - 16 P.S. §11941, et seq.
- Agricultural Area Security Law - 3 P.S. §901, et seq. (Development Rights)
- Any other law/program:

	Yes	No	Unk	N/A
B1			<input checked="" type="checkbox"/>	
B2			<input checked="" type="checkbox"/>	
B3			<input checked="" type="checkbox"/>	
B4			<input checked="" type="checkbox"/>	

Note to Buyer: Pennsylvania has enacted the Right to Farm Act (3 P.S. § 951-957) in an effort to limit the circumstances under which agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged to investigate whether any agricultural operations covered by the Act operate in the vicinity of the Property.

(C) Property Rights

Are you aware of the transfer, sale and/or lease of any of the following property rights (by you or a previous owner of the Property):

- Timber
- Coal
- Oil
- Natural gas
- Mineral or other rights (such as farming rights, hunting rights, quarrying rights) Explain:

	Yes	No	Unk	N/A
C1		<input checked="" type="checkbox"/>		
C2		<input checked="" type="checkbox"/>		
C3		<input checked="" type="checkbox"/>		
C4		<input checked="" type="checkbox"/>		
C5		<input checked="" type="checkbox"/>		

Note to Buyer: Before entering into an agreement of sale, Buyer can investigate the status of these rights by, among other means, engaging legal counsel, obtaining a title examination of unlimited years and searching the official records in the county Office of the Recorder of Deeds, and elsewhere. Buyer is also advised to investigate the terms of any existing leases, as Buyer may be subject to terms of those leases.

Explain any "yes" answers in Section 19:

20. FLOODING, DRAINAGE AND BOUNDARIES

(A) Flooding/Drainage

- Is any part of this Property located in a wetlands area?
- Is the Property, or any part of it, designated a Special Flood Hazard Area (SFHA)?
- Do you maintain flood insurance on this Property?
- Are you aware of any past or present drainage or flooding problems affecting the Property?
- Are you aware of any drainage or flooding mitigation on the Property?
- Are you aware of the presence on the Property of any man-made feature that temporarily or permanently conveys or manages storm water, including any basin, pond, ditch, drain, swale, culvert, pipe or other feature?
- If "yes," are you responsible for maintaining or repairing that feature which conveys or manages storm water for the Property?

	Yes	No	Unk	N/A
A1			<input checked="" type="checkbox"/>	
A2			<input checked="" type="checkbox"/>	
A3		<input checked="" type="checkbox"/>		
A4		<input checked="" type="checkbox"/>		
A5		<input checked="" type="checkbox"/>		
A6	<input checked="" type="checkbox"/>			
A7	<input checked="" type="checkbox"/>			

Seller's Initials RUR Date 12-15-25 SPD Page 9 of 11 Buyer's Initials WET WEATHER CULVERTS IN FRONT OF HOUSE Date 12-15-25



Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

Explain any "yes" answers in Section 20(A). Include dates, the location and extent of flooding and the condition of any man-made storm water management features:

(B) Boundaries

- Are you aware of encroachments, boundary line disputes, or easements affecting the Property?
- Is the Property accessed directly (without crossing any other property) by or from a public road?
- Can the Property be accessed from a private road or lane?
 - If "yes," is there a written right of way, easement or maintenance agreement?
 - If "yes," has the right of way, easement or maintenance agreement been recorded?
- Are you aware of any shared or common areas (driveways, bridges, docks, walls, etc.) or maintenance agreements?

	Yes	No	Unk	N/A
B1		<input checked="" type="checkbox"/>		
B2			<input checked="" type="checkbox"/>	
B3			<input checked="" type="checkbox"/>	
3a			<input checked="" type="checkbox"/>	
3b			<input checked="" type="checkbox"/>	
B4		<input checked="" type="checkbox"/>		

Note to Buyer: Most properties have easements running across them for utility services and other reasons. In many cases, the easements do not restrict the ordinary use of the property, and Seller may not be readily aware of them. Buyers may wish to determine the existence of easements and restrictions by examining the property and ordering an Abstract of Title or searching the records in the Office of the Recorder of Deeds for the county before entering into an agreement of sale.

Explain any "yes" answers in Section 20(B):

21. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES

(A) Mold and Indoor Air Quality (other than radon)

- Are you aware of any tests for mold, fungi, or indoor air quality in the Property?
- Other than general household cleaning, have you taken any efforts to control or remediate mold or mold-like substances in the Property?

	Yes	No	Unk	N/A
A1		<input checked="" type="checkbox"/>		
A2		<input checked="" type="checkbox"/>		

Note to Buyer: Individuals may be affected differently, or not at all, by mold contamination. If mold contamination or indoor air quality is a concern, buyers are encouraged to engage the services of a qualified professional to do testing. Information on this issue is available from the United States Environmental Protection Agency and may be obtained by contacting IAQ INFO, P.O. Box 37133, Washington, D.C. 20013-7133, 1-800-438-4318.

(B) Radon

- Are you aware of any tests for radon gas that have been performed in any buildings on the Property?
- If "yes," provide test date and results
- Are you aware of any radon removal system on the Property?

	Yes	No	Unk	N/A
B1		<input checked="" type="checkbox"/>		
B2				<input checked="" type="checkbox"/>
B3		<input checked="" type="checkbox"/>		

(C) Lead Paint

If the Property was constructed, or if construction began, before 1978, you must disclose any knowledge of, and records and reports about, lead-based paint on the Property on a separate disclosure form.

- Are you aware of any lead-based paint or lead-based paint hazards on the Property?
- Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property?

	Yes	No	Unk	N/A
C1		<input checked="" type="checkbox"/>		
C2		<input checked="" type="checkbox"/>		

(D) Tanks

- Are you aware of any existing underground tanks?
- Are you aware of any underground tanks that have been removed or filled?

	Yes	No	Unk	N/A
D1		<input checked="" type="checkbox"/>		
D2		<input checked="" type="checkbox"/>		

(E) Dumping. Has any portion of the Property been used for waste or refuse disposal or storage?

If "yes," location:

	Yes	No	Unk	N/A
E			<input checked="" type="checkbox"/>	

(F) Other

- Are you aware of any past or present hazardous substances on the Property (structure or soil) such as, but not limited to, asbestos or polychlorinated biphenyls (PCBs)?
- Are you aware of any other hazardous substances or environmental concerns that may affect the Property?
- If "yes," have you received written notice regarding such concerns?
- Are you aware of testing on the Property for any other hazardous substances or environmental concerns?

	Yes	No	Unk	N/A
F1		<input checked="" type="checkbox"/>		
F2		<input checked="" type="checkbox"/>		
F3		<input checked="" type="checkbox"/>		
F4		<input checked="" type="checkbox"/>		

Explain any "yes" answers in Section 21. Include test results and the location of the hazardous substance(s) or environmental issue(s):

22. MISCELLANEOUS

(A) Deeds, Restrictions and Title

- Are there any deed restrictions or restrictive covenants that apply to the Property?
- Are you aware of any historic preservation restriction or ordinance or archeological designation associated with the Property?

	Yes	No	Unk	N/A
A1			<input checked="" type="checkbox"/>	
A2		<input checked="" type="checkbox"/>		

Seller's Initials RPLD/K Date 12-5-25 SPD Page 10 of 11 Buyer's Initials / Date



Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

3. Are you aware of any reason, including a defect in title or contractual obligation such as an option or right of first refusal, that would prevent you from giving a warranty deed or conveying title to the Property?

(B) Financial

1. Are you aware of any public improvement, condominium or homeowner association assessments against the Property that remain unpaid or of any violations of zoning, housing, building, safety or fire ordinances or other use restriction ordinances that remain uncorrected?

2. Are you aware of any mortgages, judgments, encumbrances, liens, overdue payments on a support obligation, or other debts against this Property or Seller that cannot be satisfied by the proceeds of this sale?

3. Are you aware of any insurance claims filed relating to the Property during your ownership?

(C) Legal

1. Are you aware of any violations of federal, state, or local laws or regulations relating to this Property?

2. Are you aware of any existing or threatened legal action affecting the Property?

(D) Additional Material Defects

1. Are you aware of any material defects to the Property, dwelling, or fixtures which are not disclosed elsewhere on this form?

Note to Buyer: A material defect is a problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

2. After completing this form, if Seller becomes aware of additional information about the Property, including through inspection reports from a buyer, the Seller must update the Seller's Property Disclosure Statement and/or attach the inspection report(s). These inspection reports are for informational purposes only.

Explain any "yes" answers in Section 22:

23. ATTACHMENTS

(A) The following are part of this Disclosure if checked:

☐ Seller's Property Disclosure Statement Addendum (PAR Form SDA)

The undersigned Seller represents that the information set forth in this disclosure statement is accurate and complete to the best of Seller's knowledge. Seller hereby authorizes the Listing Broker to provide this information to prospective buyers of the property and to other real estate licensees. SELLER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS STATEMENT. If any information supplied on this form becomes inaccurate following completion of this form, Seller shall notify Buyer in writing.

SELLER Roy L. [Signature] DATE 10-15-25
SELLER [Signature] DATE 12-15-25
SELLER _____ DATE _____
SELLER _____ DATE _____
SELLER _____ DATE _____
SELLER _____ DATE _____

RECEIPT AND ACKNOWLEDGEMENT BY BUYER

The undersigned Buyer acknowledges receipt of this Statement. Buyer acknowledges that this Statement is not a warranty and that, unless stated otherwise in the sales contract, Buyer is purchasing this property in its present condition. It is Buyer's responsibility to satisfy himself or herself as to the condition of the property. Buyer may request that the property be inspected, at Buyer's expense and by qualified professionals, to determine the condition of the structure or its components.

BUYER _____ DATE _____
BUYER _____ DATE _____
BUYER _____ DATE _____



RESIDENTIAL LEAD-BASED PAINT HAZARDS DISCLOSURE FORM

LPD

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR)

THIS FORM MUST BE COMPLETED FOR ANY PROPERTY BUILT PRIOR TO 1978

1	PROPERTY	87± Acres off Haven Lane, Warfordsburg, PA 17267	
2	SELLER	William Franklin Rowland and Goldie Vasta Rowland Estate	
3	LEAD WARNING STATEMENT		
4	Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such		
5	property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead		
6	poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient,		
7	behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest		
8	in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or		
9	inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for		
10	possible lead-based paint hazards is recommended prior to purchase.		
11	SELLER'S DISCLOSURE		
12	<input checked="" type="checkbox"/>	Seller has no knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property.	
13	<input type="checkbox"/>	Seller has knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property. (Provide the	
14		basis for determining that lead-based paint and/or hazards exist, the location(s), the condition of the painted surfaces, and other	
15		available information concerning Seller's knowledge of the presence of lead-based paint and/or lead-based paint hazards.)	
16			
17	SELLER'S RECORDS/REPORTS		
18	<input checked="" type="checkbox"/>	Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in or about the Property.	
19	<input type="checkbox"/>	Seller has provided Buyer with all available records and reports regarding lead-based paint and/or lead-based paint hazards in	
20		or about the Property. (List documents):	
21			
22	Seller certifies that to the best of Seller's knowledge the above statements are true and accurate.		
23	SELLER		DATE 12-11-25
24	SELLER		DATE 12-11-25
25	SELLER		DATE
26	BUYER		
27	DATE OF AGREEMENT		
28	BUYER'S ACKNOWLEDGMENT		
29	<input type="checkbox"/>	Buyer has received the pamphlet <i>Protect Your Family from Lead in Your Home</i> and has read the Lead Warning Statement.	
30	<input type="checkbox"/>	Buyer has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records	
31		and reports regarding lead-based paint and/or lead-based paint hazards identified above.	
32	Buyer has (initial one):		
33	<input type="checkbox"/>	received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of	
34		lead-based paint and/or lead-based paint hazards; or	
35	<input type="checkbox"/>	waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based	
36		paint hazards.	
37	Buyer certifies that to the best of Buyer's knowledge the statements contained in Buyer's acknowledgement are true and accurate.		
38	BUYER		DATE
39	BUYER		DATE
40	BUYER		DATE
41	AGENT ACKNOWLEDGEMENT AND CERTIFICATION		
42	KMH	Agent/Licensee represents that Agent has informed Seller of Seller's obligations under the Residential Lead-Based-Paint	
43		Hazard Reduction Act, 42 U.S.C. §4852(d), and is aware of Agent's responsibility to ensure compliance.	
44	The following have reviewed the information above and certify that the Agent statements are true to the best of their knowledge and belief.		
45	Seller Agent and Buyer Agent must both sign this form.		
46	BROKER FOR SELLER (Company Name) Hurley Real Estate and Auctions		
47	LICENSEE	Kaleb Hurley	DATE
48	BROKER FOR BUYER (Company Name)		
49	LICENSEE		DATE



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Legacy Realty, Inc., 2880 Buchanan Trail East Greenville, PA 17225
Matthew Hurley

Phone: (717) 597-9100 Fax: (717) 597-9921
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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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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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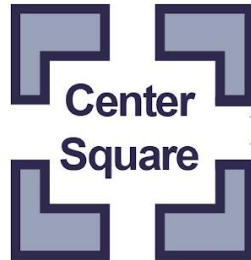
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SETTLEMENTS



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717-446-0739

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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.



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