

Honesty • Integrity • Hard Work • Professionalism



***REAL ESTATE AUCTION***  
***320+-ACRE HUNTING RETREAT & RECREATIONAL***  
***FACILITY with LODGE, LAKE CABIN & MORE***  
***Mountaintop Whitetail Haven***

Sealed Bids Due FRIDAY, AUGUST 25, 2017  
No Later than 3PM

1981 Luxemburg Road, Lykens, PA 17048

Open House(s): Saturdays August 12 & 19: 11am-2pm

Hurley Auction • 2800 Buchanan Trail East • Greencastle, PA 17225 • 717-597-9100



August 1, 2017

Dear Prospective Buyer,

Hurley Auctions is pleased to have been chosen to offer you this property. Please take this opportunity to inspect the property today. For your convenience, I've enclosed the following information:

General Information  
Photos  
Aerial & Map  
Plat  
Brochure  
Seller's Property Disclosure  
Sealed Bid Form  
How to Buy Real Estate at Auction  
Methods of Payment  
Financing Available

If you have any questions after reviewing this report, please don't hesitate to call me at any time. We are looking forward to seeing you at one of the open houses and receiving your sealed bid form in our office by Friday, August seeing you at the Auction on Friday, August 25<sup>th</sup> by 1:00 PM.

Sincerely,

Matthew S. Hurley  
Auctioneer and Appraiser

#### **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 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 the Auction Company.**



# General Information

**Terms:** \$25,000 down in certified funds to accompany the enclosed Sealed Bid Form. Balance due in 45 days. (See Payment & Financing page for detailed info.) Announcements made on day of sale take precedence over all printed material.

**Closing Location:** As agreed upon by the buyer and seller.

**Buyer possession:** Buyer will have immediate possession upon closing.

**Rep on Site:** Saturday, August 12 & 19, 2017: 11:00 AM – 2:00 PM

## General Information:

Hurley Auctions is pleased to offer for sale by auction, Mountaintop Whitetail Haven, the premier Whitetail hunting destination in the Northeast on 320+-ACRES. Known for their first class, fair chase hunting experiences, Haven provides the serious hunter with quality trophy Whitetail deer hunts in a natural setting. The low pressure herd management produces some of the largest typical and non-typical Whitetail deer in the country. Since the deer live naturally within the preserve it provides great hunting opportunities at any time of the season.

Situated on the very peak of the mountain in the heart of Central Pennsylvania, the main lodge offers a spectacular 360 degree panoramic view of the surrounding valleys of woods and Amish farmlands, and is said to be one of the most beautiful areas in the country. The preserve is ideally located just 30 minutes North of Harrisburg, PA and within 45 minutes of Harrisburg International Airport making it an effortless trip for out of state visitors.

**WHITETAIL DEER OPERATION:** Natural breeding-deer and doe range freely over 300+-acres of land within the hunting preserve.

**HIGH FENCED PRIVATE HUNTING & RECREATIONAL AREA:** High fencing surrounds 300+- acres of mostly wooded land. The timber is primarily hardwood, red oak and chestnut oak. The property has numerous hiking trails throughout as well as a lake & pond for nature lovers to observe the abundant wildlife and beautiful scenery. There are approximately 15 miles of trails within the hunting preserve

**2 STORY HUNTING LODGE:** Features 5+ bedrooms on three levels with amazing panoramic views for miles. The great room shows a large stone fireplace with two-story cathedral ceilings and scenic outdoor views. The lodge is used by hunters and as a rental for weddings, family reunions, and other organized events.

- 5+ Bedrooms
- 4 Baths, Jacuzzi in master bath
- Living room/Great Room
- Dining room w/ large ext. table & 12 chairs
- Recreational room in basement
- Equipped kitchen w/refrigerator, stove, microwave, dishwasher, breakfast bar & stools

## FULLY FURNISHED. Includes:

- Beds: 1 King, 1 Queen, 4 Singles, 2 Full bunks
- 2 Sofas & end tables
- Pool table & Table top shuffle board
- Front loading washer and dryer
- And MORE. **Note: Porch furniture & rocking chair in great room do not convey.**

**OUTBUILDINGS & OTHER STRUCTURES Include:**

- Lake cabin with electric.
- Large 3 bay garage/barn
- 2-Bay shed
- Large pavilion with picnic tables, enclosed prep area w/ cooking station & refrigerator
- Covered stone BBQ station pit

**EQUIPMENT & RECREATIONAL STRUCTURES**

- Kubota tractor with rear feed bin auger and brush hog mower attachments
- Kubota 4-wheeler side-by-side (seats 6) with transport box/trailer
- Craftsman riding mower
- 2-way radio systems with base & 4+- portables
- Freezer/walk-in cooler (approx 8x10)
- 7 elevated blinds
- 7+-feeders
- 7+-hay racks
- 5+- ladder stands,
- 2 Feed bin towers

Be sure to check out their website at: <http://pawhitetaildeerhunting.com/>

**Total Lot Size:** 319.4+-Acres

**Location:** Lykens Township, Dauphin County, PA

From I-81 PA Exit 67A/B take Rt.22 W to Rt.225N for approx. 25 miles. Right on Luxemburg. Property on left.

**Zoning/ Land Use:** Call Lykens Township at 717-365-3617

**Taxes:** Approximately \$8,616.78—the property is NOT in Clean and Green

**Parcels:**

39-001-018	48.48+-Acres	39-002-017	42.02+-Acres
39-002-026	55.85+-Acres	39-007-017	11.58+-Acres
39-007-016	29.41+-Acres	39-007-001	24.5+-Acres
39-002-015	9.93+-Acres	39-007-050	17.7+-Acres
39-002-016	42.32+-Acres	39-007-050	17.3+-Acres
39-002-023	20.31+-Acres		

**Utilities:**

**Water:** Well and holding tank- Well is 600 feet deep and 30 gallons per minute

**Sewer:** Holding Tank

**Heat:** Propane forced air, wood stove, and propane fireplace

**Cooling:** Central A/C

**Water Heater:** Propane

**Average utilities:** \$3,078.00

**Miscellaneous Costs:**

Estimated cost of food for herd: \$7,100

Insurance: \$6,414

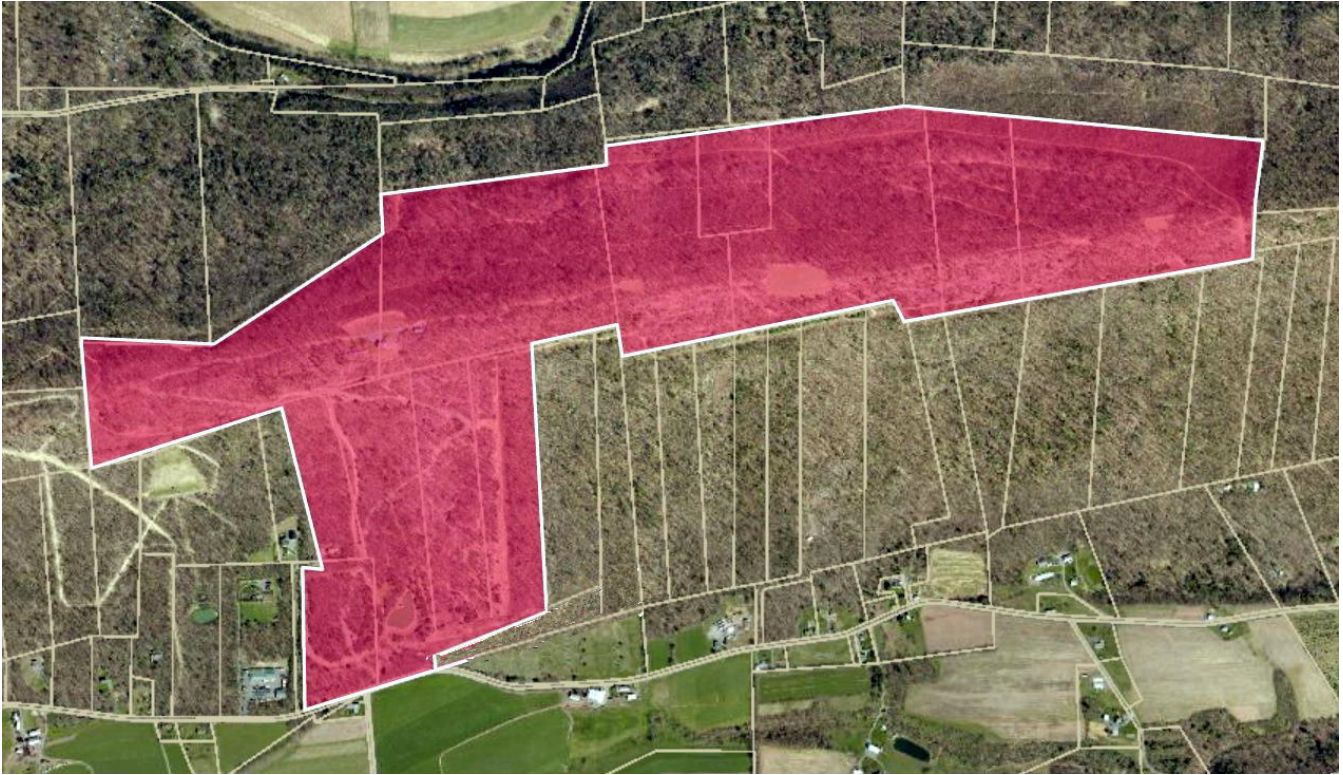


# Photos





# Aerial & Map







THE WORLD

CH ASSOCIATES  
116 Engineering Services  
Suite 250, Suite 1  
10077 690-2074

WILLIAM ABNER BURCH  
PROFESSIONAL SURVEYOR  
SOUTH CAROLINA  
P.L.S.

1011 BELLEVUE DRIVE  
SPAN ROAD  
LUXEMBURG ROAD

320.32 AC TOTAL

Various lot labels and owner names are present throughout the map, including: 'Lot 1', 'Lot 2', 'Lot 3', 'Lot 4', 'Lot 5', 'Lot 6', 'Lot 7', 'Lot 8', 'Lot 9', 'Lot 10', 'Lot 11', 'Lot 12', 'Lot 13', 'Lot 14', 'Lot 15', 'Lot 16', 'Lot 17', 'Lot 18', 'Lot 19', 'Lot 20', 'Lot 21', 'Lot 22', 'Lot 23', 'Lot 24', 'Lot 25', 'Lot 26', 'Lot 27', 'Lot 28', 'Lot 29', 'Lot 30', 'Lot 31', 'Lot 32', 'Lot 33', 'Lot 34', 'Lot 35', 'Lot 36', 'Lot 37', 'Lot 38', 'Lot 39', 'Lot 40', 'Lot 41', 'Lot 42', 'Lot 43', 'Lot 44', 'Lot 45', 'Lot 46', 'Lot 47', 'Lot 48', 'Lot 49', 'Lot 50', 'Lot 51', 'Lot 52', 'Lot 53', 'Lot 54', 'Lot 55', 'Lot 56', 'Lot 57', 'Lot 58', 'Lot 59', 'Lot 60', 'Lot 61', 'Lot 62', 'Lot 63', 'Lot 64', 'Lot 65', 'Lot 66', 'Lot 67', 'Lot 68', 'Lot 69', 'Lot 70', 'Lot 71', 'Lot 72', 'Lot 73', 'Lot 74', 'Lot 75', 'Lot 76', 'Lot 77', 'Lot 78', 'Lot 79', 'Lot 80', 'Lot 81', 'Lot 82', 'Lot 83', 'Lot 84', 'Lot 85', 'Lot 86', 'Lot 87', 'Lot 88', 'Lot 89', 'Lot 90', 'Lot 91', 'Lot 92', 'Lot 93', 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- 2015 Price List -

## MOUNTAINTOP WHITETAIL • HAVEN

496 Luxembourg Road  
 Lykens, PA 17048

*All Bucks Are Scored Gross  
 Boone & Crockett*

Two-day Hunt (up to a 139 B.C.) .....\$2,500.00

Three-day Hunt (140 B.C. - 159 B.C.) .....\$3,500.00

Three-day Hunt (160 B.C. - 179 B.C.) .....\$5,500.00

Three-day Hunt (180 B.C. - 199 B.C.) .....\$7,500.00

Three-day Turkey Hunt .....\$950.00

*(For a whitetail trophy over 200 B.C.,  
 call for availability and pricing.)*

One-day Doe Hunt .....\$400.00

*Tips for Guides and Cooks Appreciated*

*Manager:*

**KEVIN FORNEY**

Cell (717) 649-4085

Lodge (717) 365-4057

*Owners:*

**VERNON GESSNER**

(717) 365-3883

**SAM KINSINGER**

(717) 768-8838

### General Information

#### PRESERVE:

- 300 acres covering 1 1/2 miles of mountain top.
- Southern exposure and northern exposure.

#### LODGING:

- New log lodge with all accommodations.

#### HUNTING SEASON:

- Starting hunts in September through January.
- Archery recommended in September, October and November.

#### FEES:

- No hunting license is required.
- Trophy fee is based on the gross score of B & C scoring.
- Any spouse or child accompanied by a paying hunter, additional \$100 a night.
- Tips for guides and cook are appreciated.

#### TRANSPORTATION

- Airports servicing Harrisburg International Airport
- We will provide ground transportation to and from the airport.



*Mountain Top  
 Whitetail  
 Haven Lodge*



Scored 199



Scored 149



Scored 139



Scored 173



Scored 174

AT MOUNTAINTOP WHITETAIL HAVEN, our buck and doe range freely inside our 300 acre hunting preserve in a natural environment.



We usually limit each party to a maximum of four hunters. So if your party has three or four hunters, there will be no other hunts during your stay. And your party will have exclusive use of the hunting area.

Each hunter must be accompanied by a guide. In addition to providing you with a safe and successful hunt, it is your guide's responsibility to pre-evaluate your trophy.

Hunter will pay for any animal shot or wounded that is not retrieved. Every effort will be put forth to retrieve the animal.

Any hunter who is unsuccessful on their first original hunt is welcome to continue their hunt until completed (if lodging and guide are available) or return at a later date at a rate of \$350 per day.

No alcoholic beverages will be served or allowed on the premises.

## MOUNTAINTOP WHITETAIL • HAVEN



### Trophy WHITETAIL HUNTS • TURKEY HUNTS

496 Luxembourg Road  
 Lykens, PA 17048  
 (717) 649-4085

Lodge Phone: 717-365-4057

web: [www.PawWhitetailDeerHunting.com](http://www.PawWhitetailDeerHunting.com)  
 e-mail: [info@pawwhitetaildeerhunting.com](mailto:info@pawwhitetaildeerhunting.com)



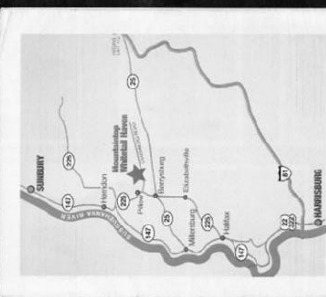
Find us on Facebook

### Booking Hunts

All hunts are required to place a deposit. Deposit is non-refundable unless 30 days prior to hunt date we receive a written notice or a phone call. You will receive a 50% refund of deposit or you may reschedule for a later date with no forfeiture of deposit. No show - No refund.

Balance due at the time of arrival by Visa, MasterCard, Cash or Cashiers Check.

Deposits: Personal checks are accepted.



## MOUNTAINTOP WHITETAIL • HAVEN

496 Luxembourg Road • Lykens PA 17048



Scored 174



Scored 191



Scored 199



Scored 132



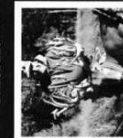
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Scored 166



Scored 229



Scored 260



Scored 139



# 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** 1981 Luxemburg Road, Lykens, PA 17048  
 2 **SELLER** Vernon Gessner

3 The Real Estate Seller Disclosure Law (68 P.S. §7301 et seq.) requires that a seller of a property must disclose to a buyer all known  
 4 material defects about the property being sold that are not readily observable. While the Law requires certain disclosures, this state-  
 5 ment includes disclosures beyond the basic requirements of the Law in an effort to assist sellers in complying with seller disclosure  
 6 requirements and to assist buyers in evaluating the property being considered. Sellers who wish to see or use the basic disclosure form  
 7 can find the form on the Web site of the Pennsylvania State Real Estate Commission.

8 This Statement discloses Seller's knowledge of the condition of the property as of the date signed by Seller and is **not a substi-**  
 9 **tute for any inspections or warranties** that Buyer may wish to obtain. This Statement is not a warranty of any kind by Seller or a  
 10 warranty or representation by any listing real estate broker, any selling real estate broker, or their licensees. Buyer is encouraged to  
 11 address concerns about the conditions of the property that may not be included in this Statement. This Statement does not relieve  
 12 Seller of the obligation to disclose a material defect that may not be addressed on this form. **Any non-exempt seller is obligated to**  
 13 **complete the disclosure form even if the seller does not occupy or has never occupied the property.** For a list of exempt sellers,  
 14 see Information Regarding the Real Estate Seller's Property Disclosure Law found on the last page of this document.

15 A Material Defect is a problem with a residential real property or any portion of it that would have a significant adverse impact on  
 16 the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or  
 17 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 mate-  
 18 rial defect.

19 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  
 20 to the property. Check unknown when the question does apply to the property but you are not sure of the answer.

	Yes	No	Unk	N/A
21 A		✓		
22 B		✓		
23 C		✓		

## 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?

24 Explain any "yes" answers in section 1: \_\_\_\_\_

	Yes	No	Unk	N/A
25 1				
26 2		✓		
27 3				
28 1	✓			
29 2		✓		
30 3		✓		
31 4		✓		
32 5		✓		
33 C				
34 D				

## 2. OWNERSHIP/OCCUPANCY

### (A) Occupation

1. When was the property most recently occupied? Rented 4/24/2017  
 2. Was the Seller the most recent occupant? If "no," when did the Seller most recently occupy the property? Never - Rentals only  
 3. How many persons most recently occupied the property? \_\_\_\_\_

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

1. The owner  
 2. The executor  
 3. The administrator  
 4. The trustee  
 5. An individual holding power of attorney

### (C) When was the property purchased? \_\_\_\_\_

### (D) Are you aware of any pets having lived in the house or other structures during your ownership? \_\_\_\_\_

34 Explain section 2 (if needed): \_\_\_\_\_

	Yes	No	Unk	N/A
35 1		✓		
36 2		✓		
37 3		✓		
38 4		✓		
39 B				✓
40 C				

## 3. CONDOMINIUMS/PLANNED COMMUNITIES/OTHER HOMEOWNERS ASSOCIATIONS

### (A) 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 \_\_\_\_\_

### (B) If "yes," how much are the fees? \$ \_\_\_\_\_, paid ( ☐ Monthly ) ( ☐ Quarterly ) ( ☐ Yearly )

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

52 Seller's Initials V / G Date 6-28-17 SPD Page 1 of 9

Buyer's Initials \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_



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 9/12

Legacy Realty, Inc. 2800 Buchanan Trail East Greencastle, PA 17225

Phone: (717)597-9100

Fax: (717)597-9922

Matthew Hurley

Untitled

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 [www.ziplogix.com](http://www.ziplogix.com)



PROPERTY \_\_\_\_\_

Yes	No	Unk	N/A
			✓

(D) How much is the capital contribution/initiation fee? \$ \_\_\_\_\_

*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 in the condominium, cooperative, or planned community. Buyers may be responsible for capital contributions, initiation fees or similar one-time fees in addition to regular monthly 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. ROOF

(A) Installation

- When was the roof installed? 2004
- Do you have documentation (invoice, work order, warranty, etc.)?

(B) Repair

- Has the roof or any portion of it been replaced or repaired during your ownership?
- If it has been replaced or repaired, was the existing roofing material removed?

(C) Issues

- Has the roof ever leaked during your ownership?
- Are you aware of any current/past problems with the roof, gutters, flashing or downspouts?

Explain any "yes" answers in section 4, including the location and extent of any problem(s) and any repair or remediation efforts: \_\_\_\_\_

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?

(B) Water Infiltration

- Are you aware of any 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 system?

Explain any "yes" answers in this section, including the location and extent of any problem(s) and any repair or remediation efforts: \_\_\_\_\_

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

(A) Status

- Are you aware of any termites/wood-destroying insects, dryrot, or pests affecting the property?
- Are you aware of any damage caused by termites/wood-destroying insects, dryrot, or pests?

(B) Treatment

- Is your 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, including the name of any service/treatment provider, if applicable: \_\_\_\_\_

7. STRUCTURAL ITEMS

- Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, or other structural components?
- Are you aware of any past or present problems with driveways, walkways, patios, or retaining walls on the property?
- Are you aware of any past or present water infiltration in the house or other structures, other than the roof, basement or crawl spaces?
- Stucco and Exterior Synthetic Finishing Systems
  - Is your property constructed with stucco?
  - Is your property constructed with an Exterior Insulating Finishing System (EIFS), such as Dryvit or synthetic stucco, synthetic brick or synthetic stone?
  - If "yes," when was it installed? 2004
- Are you aware of any fire, storm, water or ice damage to the property?
- Are you aware of any defects (including stains) in flooring or floor coverings?

Explain any "yes" answers in section 7, including the location and extent of any problem(s) and any repair or remediation efforts: Downspout froze and expanded

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## 8. ADDITIONS/ALTERATIONS

- Note to Buyer: The PA Construction Code Act, 35 P.S. §7210.101 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 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.*

☐ A sheet describing other additions and alterations is attached.

## 9. WATER SUPPLY

1. Public
2. A well on the property
3. Community water
4. A holding tank
5. A cistern
6. A spring
7. Other \_\_\_\_\_
8. No water service (explain): \_\_\_\_\_

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

1. Has your well ever run dry?
2. Depth of Well 600
3. Gallons per minute 30, measured on (date) 2004
4. Is there a well used for something other than the primary source of drinking water?
5. If there is an unused well, is it capped?

1. If your drinking water source is not public, is the pumping system in working order? If "no," explain: \_\_\_\_\_
2. Do you have a softener, filter, or other treatment system? \_\_\_\_\_
3. Is the softener, filter, or other treatment system leased? From whom? \_\_\_\_\_

1. When was your water last tested? \_\_\_\_\_ Test results: \_\_\_\_\_
2. Is the water system shared? With whom? \_\_\_\_\_

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Untitled

PROPERTY \_\_\_\_\_

	Yes	No	Unk	N/A
169				
170				
171 1		✓		
172 2		✓		

(F) Issues

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

Explain any "yes" answers in section 9, including the location and extent of any problem(s) and any repair or remediation efforts: \_\_\_\_\_

176

177

178

179 1

180 2

181 3

182

183 1

184 2

185 3

186 4

187

188 1

189 2

190 3

191 4

192 5

193 6

194 7

195 8

196

197 1

198 2

199 3

200 4

201 5

202 6

203 7

204

205 1

206 2

207

208 1

209 2

210 3

211 4

212

213 1

214 2

215

216

217

218

219

220

221 1

222 2

223 3

224 4

225 5

226 6

227 7

228

229 B

230

231

Yes No Unk N/A

1 2

3 4

5 6

7 8

9 10

11 12

13 14

15 16

17 18

19 20

21 22

23 24

25 26

27 28

29 30

31 32

33 34

35 36

37 38

39 40

41 42

43 44

45 46

47 48

49 50

51 52

53 54

55 56

57 58

59 60

61 62

63 64

65 66

67 68

69 70

71 72

73 74

75 76

77 78

79 80

81 82

83 84

85 86

87 88

89 90

91 92

93 94

95 96

97 98

99 100

101 102

103 104

105 106

107 108

109 110

111 112

113 114

115 116

10. SEWAGE SYSTEM

(A) General

1. Is your property served by a sewage system (public, private or community)?
2. If no, is it due to availability or permit limitations?
3. When was the sewage system installed (or date of connection, if public)? \_\_\_\_\_

(B) Type Is your property served by:

1. Public (if "yes," continue to E, F and G below)
2. Community (non-public)
3. An individual on-lot sewage disposal system
4. Other, explain: Holding Tank

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

1. Within 100 feet of a well
2. Subject to a ten-acre permit exemption
3. A holding tank
4. A drainfield
5. Supported by a backup or alternate drainfield, sandmound, etc.
6. A cesspool
7. Shared
8. Other, explain: \_\_\_\_\_

(D) Tanks and Service

1. Are there any metal/steel septic tanks on the Property?
2. Are there any cement/concrete septic tanks on the Property?
3. Are there any fiberglass septic tanks on the Property?
4. Are there any other types of septic tanks on the Property?
5. Where are the septic tanks located? West of building
6. How often is the on-lot sewage disposal system serviced?
7. When was the on-lot sewage disposal system last serviced? not yet needed

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

1. Are you aware of any abandoned septic systems or cesspools on your property?
2. Have these systems or cesspools been closed in accordance with the municipality's ordinance?

(F) Sewage Pumps

1. Are there any sewage pumps located on the property?
2. What type(s) of pump(s)? \_\_\_\_\_
3. Are pump(s) in working order?
4. Who is responsible for maintenance of sewage pumps? \_\_\_\_\_

(G) Issues

1. Is any waste water piping not connected to the septic/sewer system?
2. Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items?

Explain any "yes" answers in section 10, including the location and extent of any problem(s) and any repair or remediation efforts: Gray water goes into another tank

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 \_\_\_\_\_

(B) Are you aware of any 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: \_\_\_\_\_

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PROPERTY \_\_\_\_\_

	Yes	No	Unk	N/A
233				
234				
235 1		✓		
236 2		✓		
237 3		✓		
238 4	✓			
239 5		✓		
240 6		✓		
241 7		✓		
242 8		✓		
243 B				
244 C		✓		

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
5. Solar
6. Geothermal
7. Other \_\_\_\_\_
8. Is your water heating a summer-winter hook-up (integral system, hot water from the boiler, etc.)? \_\_\_\_\_

(B) How many water heaters are there? one When were they installed? 2004

(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
5. Geothermal
6. Coal
7. Wood
8. Other \_\_\_\_\_

(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
7. Wood stove(s) How many? \_\_\_\_\_
8. Coal stove(s) How many? \_\_\_\_\_
9. Other \_\_\_\_\_

(C) Status

1. When was your heating system(s) installed? 2004
2. When was the heating system(s) last serviced? 2015
3. How many heating zones are in the property? \_\_\_\_\_
4. Is there an additional and/or backup heating system? Explain: wood stove

(D) Fireplaces

1. Are there any fireplace(s)? How many? 1
2. Are all fireplace(s) working? \_\_\_\_\_
3. Fireplace type(s) (wood, gas, electric, etc.): propane
4. Were the fireplace(s) installed by a professional contractor or manufacturer's representative? \_\_\_\_\_
5. Are there any chimney(s) (from a fireplace, water heater or any other heating system)? \_\_\_\_\_
6. How many chimney(s)? 1 When were they last cleaned? \_\_\_\_\_
7. Are the chimney(s) working? If "no," explain: \_\_\_\_\_

(E) List any areas of the house that are not heated: Room where electrical is located -

(F) Heating and Fuel Tanks

1. Are you aware of any heating fuel tank(s) on the property? \_\_\_\_\_
2. Location(s), including underground tank(s): \_\_\_\_\_
3. If you do not own the tank(s), explain: own

Are you aware of any problems or repairs needed regarding any item in section 13? If "yes," explain: \_\_\_\_\_

	Yes	No	Unk	N/A
247				
248 1		✓		
249 2		✓		
250 3		✓		
251 4	✓			
252 5		✓		
253 6		✓		
254 7		✓		
255 8		✓		
256				
257 1	✓			
258 2		✓		
259 3		✓		
260 4		✓		
261 5		✓		
262 6		✓		
263 7	✓			
264 8		✓		
265 9		✓		
266				
267 1				
268 2				
269 3			✓	
270 4	✓			
271				
272 1	✓			
273 2	✓			
274 3				
275 4	✓			
276 5	✓			
277 6				
278 7	✓			
279 E				
280				
281 1	✓			
282 2				✓
283 3				✓
284 P		✓		

14. AIR CONDITIONING SYSTEM

(A) Type(s). Is the air conditioning (check all that apply):

1. Central air
2. Wall units
3. Window units
4. Other \_\_\_\_\_
5. None

	Yes	No	Unk	N/A
288				
289 1	✓			
290 2		✓		
291 3		✓		
292 4		✓		
293 5		✓		

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PROPERTY \_\_\_\_\_

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

(B) Status

- When was the central air conditioning system installed? 2004
- When was the central air conditioning system last serviced? \_\_\_\_\_
- How many air conditioning zones are in the property? \_\_\_\_\_

(C) List any areas of the house that are not air conditioned:

Two rooms in the basement

Are you aware of any problems with any item in section 14? If "yes," explain: \_\_\_\_\_

15. ELECTRICAL SYSTEM

(A) Type(s)

- Does the electrical system have fuses?
- Does the electrical system have circuit breakers?

(B) What is the system amperage? \_\_\_\_\_

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

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

16. OTHER EQUIPMENT AND APPLIANCES

This section must be completed for each item that will, or may, be sold with the property. The fact that an item is listed does not mean it is included in the Agreement of Sale. 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.

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

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

Are you aware of any problems or repairs needed regarding any item in section 16? If "yes," explain: Carbon monoxide detector not working

17. 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, or have you received written notice of sewage sludge being spread on an adjacent property?

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

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PROPERTY

	Yes	No	Unk	N/A
350				
351				
352		✓		
353				
354				
355				
356				
357				
358				
359				
360				
361				
362			✓	
363			✓	
364			✓	
365				
366				
367				
368				
369				
370				
371				
372				
373	✓			
374		✓		
375		✓		
376		✓		
377		✓		
378				
379				
380				
381				
382				
383				
384				
385				

4. Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations that might affect this property?

*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 mine subsidence insurance are available through: Department of Environmental Protection, Mine Subsidence Insurance Fund, 25 Technology Drive, California Technology Park, Coal Center, PA 15423 (800) 922-1678 (within Pennsylvania) or (724) 769-1100 (outside Pennsylvania).*

(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:

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

*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):

1. Timber
2. Coal
3. Oil
4. Natural gas
5. Other minerals or rights (such as farming rights, hunting rights, quarrying rights) Explain:

*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 17: marked timber will be removed.  
Selected boulders will be removed.

18. FLOODING, DRAINAGE AND BOUNDARIES

(A) Flooding/Drainage

1. Is any part of this property located in a wetlands area?
2. Is any part of this property located in a FEMA flood zone?
3. Are you aware of any past or present drainage or flooding problems affecting the property?
4. Are you aware of any drainage or flooding mitigation on the property?

Explain any "yes" answers in section 18(A), including dates and extent of flooding: \_\_\_\_\_

	Yes	No	Unk	N/A
386				
387				
388		✓		
389		✓		
390		✓		
391		✓		
392				
393				

	Yes	No	Unk	N/A
394				
395				
396		✓		
397				
398				
399				
400				
401				
402				
403		✓		
404				✓
405		✓		
406				
407				
408				
409				

(B) Boundaries

1. Are you aware of any encroachments, boundary line disputes, or easements affecting the property?

*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.*

2. Do you access the property from a private road or lane?
3. If "yes," do you have a recorded right of way or maintenance agreement?
4. Are you aware of any shared or common areas (driveways, bridges, docks, walls, etc.) or maintenance agreements?

Explain any "yes" answers in section 18(B): \_\_\_\_\_

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PROPERTY \_\_\_\_\_

19. 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?

*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," list date, type, and results of all tests below:

First Test

Second Test

Date

Type of Test

Results (picocuries/liter)

Name of Testing Service

- Are you aware of any radon removal system on the property?

If "yes," list date installed and type of system, and whether it is in working order below:

Date Installed

Type of System

Provider

Working?

(C) Lead Paint

If 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.

- 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?

(D) Tanks

- Are you aware of any existing or removed underground tanks? Size: \_\_\_\_\_
- If "yes," have any tanks been removed during your ownership?

(E) Dumping. Are you aware of any dumping on the property?

(F) Other

- Are you aware of any existing hazardous substances on the property (structure or soil) such as, but not limited to, asbestos or polychlorinated biphenyls (PCBs)?
- Have you received written notice regarding the presence of an environmental hazard or bio-hazard on your property or any adjacent property?
- Are you aware of testing on the property for any other hazardous substances or environmental concerns?
- Are you aware of any other hazardous substances or environmental concerns that might impact upon the property?

Explain any "yes" answers in section 19: E. Dead animals

20. MISCELLANEOUS

(A) Deeds, Restrictions and Title

- Are you aware of any deed restrictions that apply to the property?
- Are you aware of any historic preservation restriction or ordinance or archeological designation associated with the property?
- Are you aware of any reason, including a defect in title, that would prevent you from giving a warranty deed or conveying title to the property?
- Are you aware of any insurance claims filed relating to the property?

(B) Financial

- 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?
- Are you aware of any mortgage, judgment, encumbrance, lien, overdue payment on a support obligation, or other debt against this property or Seller that cannot be satisfied by the proceeds of this sale?

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PROPERTY \_\_\_\_\_

	Yes	No	Unk	N/A
1		✓		
2		✓		
1		✓		

(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(s). These inspection reports are for informational purposes only.

Explain any "yes" answers in section 20: \_\_\_\_\_

21. 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.** Seller shall cause Buyer to be notified in writing of any information supplied on this form which is rendered inaccurate by a change in the condition of the property following completion of this form.

SELLER *Hermon Messner* DATE 6-28-17

SELLER \_\_\_\_\_ DATE \_\_\_\_\_

SELLER \_\_\_\_\_ DATE \_\_\_\_\_

INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW

EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK

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

DATE \_\_\_\_\_

RECEIPT AND ACKNOWLEDGEMENT BY BUYER

The undersigned Buyer acknowledges receipt of this Disclosure 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 \_\_\_\_\_



## SEALED BID FORM

### CONDITIONS OF PUBLIC SALE OF REAL ESTATE

The following are the terms and conditions of the offering for sale of the real estate situate at: **1981 Luxenburg Road, Lykens, PA 17048**

1. Bidder shall submit this three page sealed bid ("Sealed Bid"), in compliance with the terms of sale for the Real Estate, to the offices of Hurley Auctions, 2800 Buchanan Trail East, Greencastle, PA 17225, no later than **3 O'clock, p.m.**, prevailing time, on **Friday, August 25, 2017** (the "Deadline"). Bids must be actually received no later than the Deadline. Each Bid must be accompanied by \$25,000.00 in cash or certified check payable to Hurley Auctions (the "Deposit"). Any Deposit made by a bidder who is not awarded the contract to purchase the Real Estate shall be returned to such bidder.
2. Following the review of the Bids, Seller may award the contract to the highest bidder. Seller expressly reserves the right (i) to sell the real estate at a live, out-cry auction among the five (5) highest bidders, to be held within seven (7) days of the review of the Bids at the offices of Hurley Auctions, 2800 Buchanan Trail East, Greencastle, PA 17225, or (ii) to withdraw the Real Estate from sale and to reject any and all Bids, and to sell the Real Estate publicly or privately at a subsequent "bid" offering and/or private or public sale. If Seller elects to sell the real estate at a live, out-cry auction among the five (5) highest bidders, such bidders will be notified of the date and time of same.
3. If Seller awards the contract to the highest bidder (whether with or without a live, out-cry auction described above), the highest bidder shall, no later than forty-eight (48) hours after receipt of notification that such highest bidder has been awarded the contract to purchase the Real Estate, deliver cash or a certified check, payable to Matthew S. Hurley Auction Co., Inc., in the amount of \$25,000.00 (the "Additional Deposit"). The Deposit and the Additional Deposit shall be deposited in a non-interest bearing escrow account and shall be applied to the purchase price of the Real Estate at the Settlement.
4. Settlement shall be made no later than 45 days following the award of the contract to the highest bidder, at a time and place mutually agreed upon between the parties.
5. At Settlement, Seller will execute and deliver to the successful Bidder a good and sufficient deed conveying the premises in fee simple, free of all liens and encumbrances with a special warranty of title, excepting any building and use restrictions appearing in the chain of title or which are enumerated or referred to below and any easements of record or which may be visible by inspection of the premises. All tangible personal property situate within or upon the real estate is reserved to Seller.

6. Real estate transfer taxes for the current year shall be pro-rated between the parties as of the date of settlement. Seller and the successful Bidder will share equally the two percent (2%) realty transfer taxes payable on the amount of the purchase price.
7. Seller shall maintain the Real Estate and fixtures in their 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, the successful Bidder 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. The successful Bidder is hereby notified that the successful Bidder may insure such Bidder's equitable interest in the Real Estate as of the time of execution of this Agreement.
8. Bidder expressly acknowledges and understands that they are buying the Real Estate in its present condition and that 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 parts of the structure, or any of the improvements on the land. Seller makes no representation or warranty with regard to Radon or the levels thereof, or with respect to any type of insulation which may have been used at the Real Estate at any time or any mold that has been or may now be situated upon the Real Estate. The Real Estate is being sold "As Is" at the time of the sale and settlement.
9. Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the building and has no reports or records pertaining to lead-based paint and/or hazards in the housing. Bidder waives any ten (10) day lead-based paint assessment period.
10. Bidder is responsible for obtaining financing, if any, and this contract is in no way contingent upon the availability of financing. Seller will not pay points, settlement costs, or otherwise render financial assistance to the Bidder in this regard.
11. If the successful Bidder fails to comply with the terms of sale, Bidder shall forfeit the Deposit and the Additional Deposit as liquidated damages, and the sale may be rescinded at the option of Seller and in such case the Real Estate may be resold at any time without further notice. Any increase in price on resale shall belong to Seller in addition to the retained hand money.



The undersigned Bidder offers to purchase the Real Estate located at: 1981 Luxenburg Road, Lykens, PA 17048 for the gross purchase price of \_\_\_\_\_.  
(Bidder to fill in price.)

Based upon the above terms and conditions of this sale, the undersigned hereby offers to purchase the Real Estate for the purchase price and terms set forth in the above paragraphs, and submits herewith the Deposit, and further agrees to deliver the Additional Deposit in accordance with the terms hereof if the undersigned is awarded the contract to purchase the Real Estate.

The undersigned bidder has printed its names and address below, and has signed this offer to purchase, to wit:

Dated: \_\_\_\_\_, 2017

\_\_\_\_\_  
Signature of Bidder:

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Address of Bidder:

\_\_\_\_\_  
PHONE

\_\_\_\_\_  
Signature of Bidder:

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Address of Bidder:

\_\_\_\_\_  
PHONE

Acceptance of offer by Seller:

Seller hereby accepts the bid of the above Bidder in the amount of \$ \_\_\_\_\_  
(to be completed by Seller following award of bid) and agrees to sell the Real Estate to the Bidder on the terms set forth above.

Dated: \_\_\_\_\_, 2017

\_\_\_\_\_  
Signature of Seller

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
PHONE



Hurley Auctions  
2800 Buchanan Trail East  
Greencastle, PA 17225 • 717-597-9100



# How to Buy Real Estate at Auction

Buying at a Hurley 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 on the last page of this packet.
- ❖ You will need a down payment as described in the general information section.
- ❖ Gather all available information and determine what the property is worth to you.
- ❖ The auction will begin promptly at the scheduled time. You should arrive at least 30 minutes early to register with our cashier. You will need your driver’s license or another form of photo ID.
- ❖ Listen carefully to all announcements made 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 \$100,000 and he may need to come down to \$75,000 until somebody agrees to bid. At this point the action 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 contact us.

*Easy as 1,2,3!!!!!!!. Purchasing at auction is fun & dynamic. Enjoy the experience. If you have additional questions about auctions, please contact Hurley Auctions at 717-597-9100.*



# Acceptable Methods of Payment

Each Real Estate Auction requires that a non-refundable down payment be made at the time the property is struck down. The following methods are the only methods of payment accepted by Hurley Auction Co. Inc. unless otherwise approved by Hurley Auctions:

- 1) Cash
- 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.

## Letter of Guarantee

Date: (Date of letter)

To: Hurley Auctions  
2800 Buchanan Trail East  
Greencastle, PA 17225

Re: (Customer requesting Letter of Credit)

This letter will serve as your notification that (Name of Financial Institution) will honor/guarantee payment of any check(s) written by (Customer), up to the amount of (\$ X,XXX.XX).

Drawn on account # (Customer's account number).

This guarantee will apply only to the Hurley Auctions for purchases made (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 #



# Real Estate Auction Financing

Purchasing a home at auction has never been easier. In fact, each year real estate auctions become more and more popular. The following financial institutions/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.

**Teresa (Terry) Barbuzanes**  
Mortgage Originator  
NMLS#: 446776



**ORRSTOWN BANK**

Phone: 717.709.3405  
Cell: 717.414.6689  
e-Fax: 877.766.1713

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**Lesa Davis**

**Mortgage Solutions**



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**Jim Gullace**  
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## 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.



**APLUS SETTLEMENT SERVICES, INC.**  
closings@partnerwithaplus.com  
[www.partnerwithaplus.com](http://www.partnerwithaplus.com)

3 locations to better serve you!

2038 Lincoln Way E. Suite C Chambersburg	717.753.3620
201 S. Second St. Suite 101 McConnellsburg	717.485.9244
17A W. Baltimore St Greencastle	717.593.9300

When it comes to your real estate closings and title insurance needs, don't settle for less than the best.

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Robin Mull  
Partner/Owner

[robin.mull@madisonsettlements.com](mailto:robin.mull@madisonsettlements.com)



946 Lincoln Way East  
Chambersburg, PA 17201  
717.264.4534



Kristen Parr  
Assistant Manager

[kristen.parr@madisonsettlements.com](mailto:kristen.parr@madisonsettlements.com)

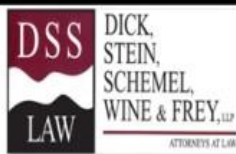
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# Real Estate Settlements

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13 West Main Street, Waynesboro, PA 17268



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Clinton T. Barkdoll, Attorney/Title Agent  
Susan E. Shetter, Title Agent

9 East Main Street  
Waynesboro, PA 17268

Telephone 717-762-3374  
Facsimile 717-762-3395  
Email sue@kullalaw.com



Buchanan Settlement  
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E-mail: jevanslaw-buchanan@supernet.com



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

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Frederick County ♦ 5900 Frederick Crossing La., Frederick, MD 21704 ♦ 301-695-1880 ♦ [Frederick@ottrocks.com](mailto:Frederick@ottrocks.com)

*Thank you for inquiring about our services. We appreciate your interest in our company and the auction method of marketing.*

### **ABOUT OUR COMPANY**

Hurley Auctions is a full service, full time Auction Company with a well-trained staff ready to assist you in obtaining your sales goals. We are recognized as leaders in the auction industry, having successfully conducted hundreds of real estate and personal property auctions annually.

### **OUR MISSION**

Hurley Auctions' mission is to provide the highest possible auction and appraisal services available. We do this through honesty, integrity, professionalism, and hard work. We are committed to treating each client with the utmost respect. We handle each auction professionally and to the best of our ability. Our success is measured by the ultimate satisfaction of all those whom we serve.



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