

Real Estate Auction

29.7 Acre Horse Farm in Schuylkill County PA

Tuesday, April 16, 2024 @ 6 PM

996 Long Run Rd Pine Grove, PA 17963



Township: Wayne • **Taxes:** \$2,489 • **Tax Parcel:** 34-08-0089

Property Description: 29.7 Acre Horse farm with 12 stall 30'x56' bank barn and 30'x56' lean-to, 30'x60' horse barn with 10 horse stalls, 60'x120'x16' indoor arena with rubber footing, lights and fans, 60'x120' fenced in outdoor riding arena, 24'x46' equipment shed, 15'x19' garden shed, 3-bedroom house with full 10x21 kitchen, 9x15 dining room, 13x15 living room, 13x19 family room, 14x17 sun porch, 6'x16' front porch, full attic and basement, 2- ponds, 2- wells, approx 15 acre tillable, approx 7 acres pasture, nice back yard garden. Additional pad site for mobile home with water and electric.

Note: Farm is currently renting stalls w/ some long term leases in place. Great opportunity to purchase an operating horse farm with good cash flow. Seller are motivated and looking to relocate.

Open House Dates: Sat., March 30, 2024 (12-2pm) & Sat., April 6, 2024 (12-2pm).

Terms: \$35,000 down payment is required day of auction. Buyer to pay 2% Realty Transfer Tax, Settlement on or before June 5, 2024.

For: Ronald Oberholtzer • **Auctioneer:** Kore Fisher (717) 587-2539 • **Attorney:** Bryan Byler 717-560-6330



1% Broker Participation offered to Realtors with a successful buyer, pre-registered 72 hours prior to auction. Terms day of auction supersede all marketing material, For additional pictures go to; fisherauctions.net or auctionzip.com ID# 50522



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Auction For:
Ronald Oberholtzer