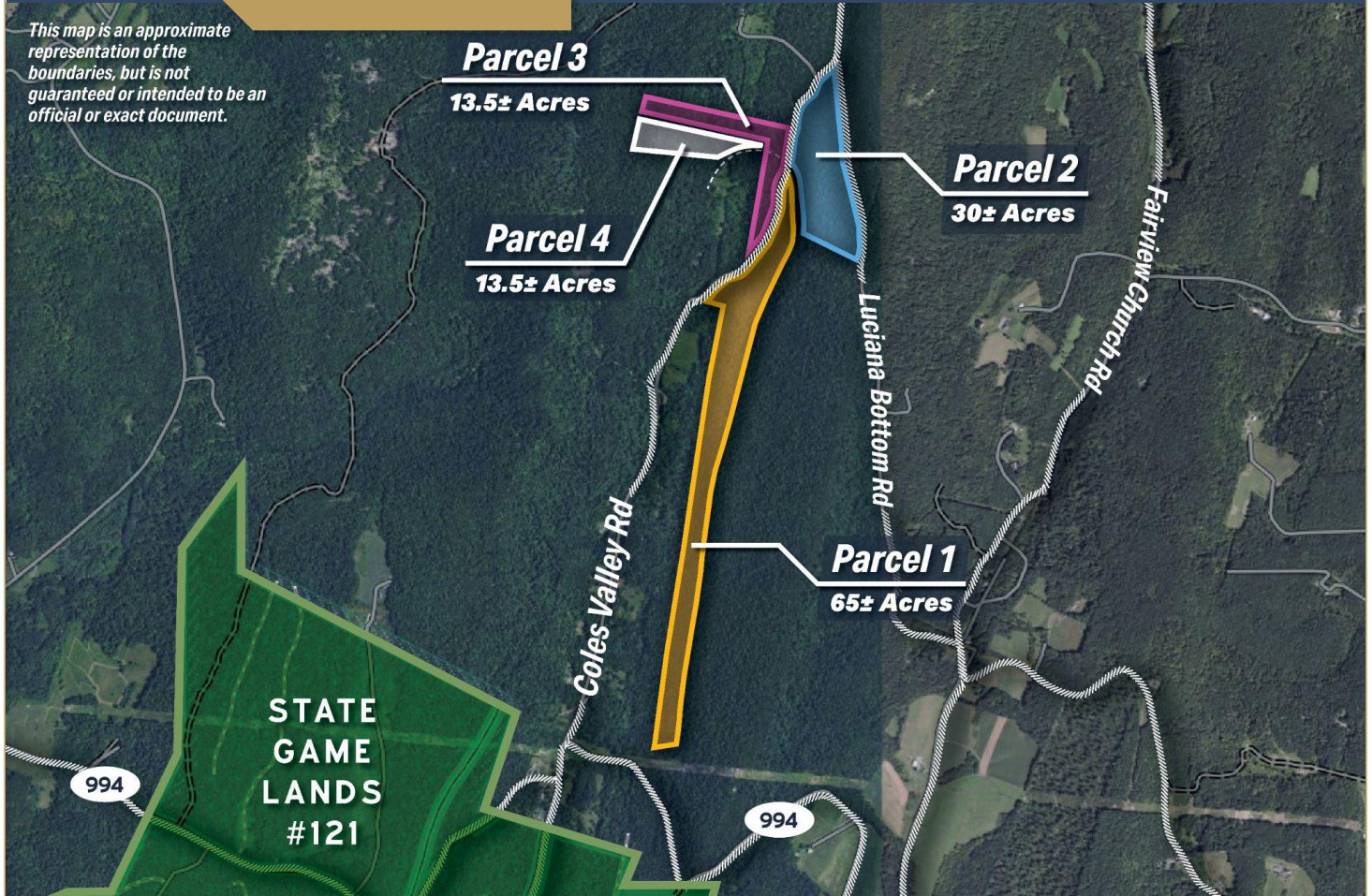


HURLEY

REAL ESTATE & AUCTIONS

2800 BUCHANAN TRL E | GREENCASTLE | PA 17225

This map is an approximate representation of the boundaries, but is not guaranteed or intended to be an official or exact document.



122± Acres Coles Valley Rd, Robertsdale, PA 16674

Excellent Wooded Property Offered in (4) tracts!

Beautiful wooded property near State Game Lands 121 with mature timber, prime hunting, ample road frontage, and just 20 minutes from Raystown Lake—perfect for a homesite or weekend retreat.

Auction Date: Thursday, November 20, 2025 @ 1pm

Open Houses: Tuesday, November 11, 2025, 12pm-2pm
Saturday, November 15, 2025, 12pm-2pm

AV002056 | Matthew Hurley AU003413L, Broker: PA RM421467; MD 597462; WV WVB230300885; VA 0225271921 | Kaleb Hurley AU006233, Agent: PA RS360491; MD 5009812 | Jacob Hurley AU006421

HURLEYAUCTIONS.COM | 717-597-9100





Dear Prospective Buyer,

Hurley Real Estate & Auctions is pleased to have been chosen to offer you this property. We encourage all potential buyers to inspect the property and the enclosed information prior to bidding. For your convenience, we've included the following:

- General Information
- Deed
- 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 November 20, 2025.

Sincerely,
The Hurley Team

DISCLAIMER & ABSENCE OF WARRANTIES | *All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the purchase agreement. Information contained in advertisements, information packet, estimated acreages, and marked boundaries are based upon the best information available to Hurley Real Estate and Auctions at the time of preparation & may not depict exact information on the property. **Each potential buyer is responsible for conducting his/her own independent inspection, investigations, and inquiries concerning the real estate. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by seller or Hurley Real Estate and Auctions.***



Terms: \$20,000 in certified funds day of auction, or if sold separately, \$5,000 per tract. (See Payment & Financing page for detailed info.) Announcements made on the day of sale take precedence over all printed material. (See Payment & Financing page for detailed info.) 2% Buyers premium will be added to final bid price.

Closing Location: As agreed upon by the Buyer and Seller.

Buyer possession: Buyer will have immediate possession upon closing.

General Information: EXCELLENT WOODED PROPERTY NEAR STATE GAME LANDS 121! Discover this beautiful wooded property conveniently located just minutes from Routes 994 and 655, as well as Three Springs, Robertsdale, and surrounding areas. The land features mature hardwood timber and offers outstanding hunting opportunities—abundant with deer, turkey, bear, and more! State Game Lands 121 is less than half a mile away, providing over 1,500 acres of additional recreational land practically at your doorstep. With ample road frontage along Coles Valley Road, this property would make a stunning homesite or weekend retreat. All building and permitting inquiries should be directed to the township. Additionally the property is only 20 minutes from Raystown Lake!

This property will be offered in a multi-parcel auction, giving buyers the flexibility to purchase Tract 1, Tract 2, Tract 3, Tract 4, any combination of tracts, or the entire property as a whole.

Tract 1: 65± wooded acres with frontage on Coles Valley Rd

Tract 2: 30± wooded acres with frontage on Coles Valley Rd, and Luciana Bottom Rd

Tract 3: 13.5± wooded acres with frontage on Coles Valley Rd

Tract 4: 13.5± wooded acres

Tax ID/Taxes:

Tract 1- 49-18-08; approximately \$201

Tract 2- 49-18-12; approximately \$73

Tract 3- 49-18-13; approximately \$36

Tract 4- 49-18-13.1; approximately \$36



BOOK 239 PAGE 38
This Deed

Made the 21ST day of MAY
Nineteen hundred and Ninety (1990).

Between DOROTHY H. LONG, Widow, of Elizabethtown, Lancaster County, Pennsylvania, party of the first part and hereinafter called the GRANTOR,

A N D NANCY E. LONG and SUSAN LONG LITTLE of the Commonwealth of Pennsylvania parties of the second part and hereinafter called the GRANTEEES,

Witnesseth, That in consideration of FORTY THOUSAND AND 00/100 DOLLARS
(\$40,000.00)

Dollars,
in hand paid, the receipt whereof is hereby acknowledged, the said grantor does hereby grant and convey to the said grantee s, their heirs and assigns as joint tenants with the right of survivorship and not as tenants in common,

All THAT CERTAIN tract of land with buildings and improvements thereon erected situated in Todd Township, Huntingdon County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the center line of the East Broad Top Railroad and Coal Company, now abandoned, thence West twenty-two (22) perches to a point in the center line of a township road; thence North ten (10°) degrees East three hundred sixty-eight (368) perches to a maple now gone; thence North thirty-nine (39°) degree East twenty-seven (27) perches to stones; thence North ten (10°) degrees East ninety five (95) perches to the center line of the East Broad Top Railroad and Coal Company right-of-way, now abandoned; thence in an Easterly and southerly direction along the said right-of-way several thousand feet to a point, the place of beginning.

CONTAINING sixty-five (65) acres more or less according to a drawing by W. J. Long dated June 5, 1969.

BEING the same premises which Wendell J. Long and Dorothy H. Long, his wife, by their deed dated March 8, 1973 and recorded in the Recorder of Deeds Office in and for Huntingdon County, Pennsylvania at Book 109, Page 372, granted and conveyed unto Wendell J. Long and Dorothy H. Long, husband and wife. And the said Wendell J. Long became deceased on December 30, 1989 at which time full fee simple title in and to the said premises above described vested in Dorothy H. Long, his surviving spouse, by virtue of her survivorship.

BY EXECUTION hereof it is certified that this is a conveyance from mother to daughters and the same is thereby exempt from the payment of Realty Transfer Taxes under applicable regulations.



PA. WARRANTY DEED--(1) BOOK 164 PAGE 401

Chie's Deed

Made the 22nd day of October
Nineteen hundred and eighty-one (1981).

Parties WENDELL J. LONG and DOROTHY LONG, husband and wife, of the
Borough of Elizabethtown, County of Lancaster and Commonwealth of Pennsylvania,
parties of the first part, hereinafter called the GRANTORS,

A N D NANCY E. LONG of the Borough of Elizabethtown, County of Lancaster
and Commonwealth of Pennsylvania, and SUSAN L. BRUBAKER of the City of Pittsburgh,
County of Allegheny and Commonwealth of Pennsylvania, parties of the second
part, hereinafter called the GRANTEEES.

Witnesseth, That in consideration of— One — (\$1.00) Dollars,
in hand paid, the receipt whereof is hereby acknowledged, the said grantor s do hereby grant
and convey to the said grantee s, as joint tenants with the right of survivorship in
the one who lives the longer,

ALL THAT PARCEL of land situated on Sidling Hill Mountain, in the Township
of Todd, County of Huntingdon, and Commonwealth of Pennsylvania, bounded and
described as follows:

BEGINNING at a point on line of right-of-way and at corner of lands of
East Broad Top R R & C Co.; thence in a Northerly direction along the right-of-way
of East Broad Top R R & C Co. to the center of public road (leading from New
Grenada to Cassville); thence along said road and lands now or late of Nettie L.
Starr, et al, in a Northeasterly direction to the intersection of said road
with the public road leading from Cassville to Fairview; thence along said
public road (leading from Cassville to Vairview) in a Southeasterly direction
to the corner of lands common to East Broad Top R R & Co. and, now or late,
Fred Ciampa; thence along line of lands of East Broad Top R R & C Co. in a
Westerly direction to place of BEGINNING near Coles Station.

CONTAINING approximately 30 Acres more or less.

BEING the same premises which Nettie L. Starr and A.J. Starr, her husband,
and Rhoda Long, by their deed dated May 13, 1944 and recorded in Huntingdon
County Recorder's Office in Deed Book G, Vol. 8, Page 60, granted and conveyed
unto Wendell J. Long and Dorothy Long, husband and wife, their heirs and assigns.

IT IS HEREBY CERTIFIED that Wendell J. Long and Dorothy Long, grantors,
are the parents of Nancy E. Long and Susan L. Brubaker, grantees.

Memo of Oil & Gas
Recorded July 1, 2011
Record Book 2011, page 50956
Record Book 2011, page 50959



BOOK 164 PAGE 402

And the said grantor^s do hereby ~~Warrant~~—specially — the property hereby conveyed, _____

In Witness Whereof, said grantors have hereunto set their hands and seal on the day and year first above written, _____

Signed, Sealed and Delivered
In the Presence of

Judith B. Brubaker
Jane B. Rumpen

Wendell J. Long
Dorothy Long

Commonwealth of Pennsylvania
County of LANCASTER } 53.

On this, the 22nd day of October 19 81, before me — a Notary Public _____

the undersigned officer, personally appeared — Wendell J. Long and Dorothy Long, husband and wife, _____

known to me (or satisfactorily proven) to be the person^s whose name^s are subscribed to the within instrument, and acknowledged that they executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial seal.



Jane B. Rumpen
Notary Public

I Herby Certify, that the precise address of the grantee^s herein is

Nancy E. Long
456 W. Bainbridge St.
Elizabethtown, Pa. 17022

Susan L. Brubaker
6629 Aylesboro St.
Pittsburgh, Pa. 15207

Judith B. Brubaker
Attorney



BOOK 138 PAGE 569

No. 7804 S. W.—L. B. Herr & Son, Books, Stationery, Printing, 44-46 West King St., Lancaster, Pa.

This Deed, MADE this first day of August in the year nineteen hundred and seventy-seven Between Katharine L. Price, of Huntingdon, Huntingdon County, Pennsylvania,

(hereinafter called the Grantor)

and Nancy Ellen Long, Elizabethtown, Lancaster County, Pennsylvania,

(hereinafter called the Grantee)

Witnesseth, That in consideration of

Five Hundred Dollars,

in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantee her heirs and assigns, ALL of those two parcels of land situated in Coles Valley, *Todd Tw* Huntingdon County, Pennsylvania, more particularly bounded and described as follows: Parcel A: Beginning at Stones (with dead pine Witness) thence S18°-38'W 206.1 feet to a point on curve in center line of East Broad Top Railroad (now abandoned); thence S56°-30'E 146.4 feet to a point in center line of said railroad; thence S40°-27'E 210.5 feet to a point in center line of railroad and Township road crossing; thence N15°-18'E 504.7 feet to an iron pin on right of way line west side of Township road running from New Granada, parallel to Sideling Hill Mountain to Cassville; thence N69°-26'W 311.22 feet along lands of Charles Long to an iron pin by an oak tree; thence S12°-48'W 165.3 feet along Parcel B to place of beginning, containing 3.03 acres. No buildings are on this Parcel.

Parcel B: Beginning at stones (with dead pine Witness); thence N12°-48'E 165.3 feet to iron pin in stones by oak tree; thence N69°-26'W 1663.41 feet along lands of Charles Long to a point on east line of James Miller Warrant of 1794; thence along said Miller Warrant S22°-42'W 273 feet to a point; thence along Parcel C S69°-26'E 1698 feet to stones; thence along Parcel A N18°-38'E 101.1 feet to place of beginning; containing 10.44 acres, more or less. No buildings are on this Parcel. Grantee is to have right of access by use of existing road along railroad embankment.

Parcel A is a part of a larger tract warranted to Zachariah Cheany in 1795. Parcel B is a part of a larger tract warranted to Wm. Wright about 1800. Both parcels are a part of lands, which, by sundry conveyances, became vested in Jacob Long who, by Last Will and Testament, provided that his property should be conveyed to his two daughters, Nettie Long and Rhoda Long. This Deed of Transfer is recorded in office of Recorder of Deeds of Huntingdon County,



BOOK 138 PAGE 570

Deed Book S-6, Page 233. Nettie Long Starr and A. J. Starr, the husband of Nettie Long, and Rhoda Long, conveyed the lands of which Parcels A and B are a part to Berney E. Long and Wife, Clemma, and, upon the death of Berney E. Long his widow, Clemma Long, conveyed the lands to Ted F. Price and Wife, Katharine, Grantor herein (reference, print attached).

REALTY TRANSFER TAX

DISTRICT Tedd

TAX PAID 5.10

DATE 8/8/77

J. P. Miller
Collector





BOOK 153 PAGE 229

No. 330 - For Single Deed - Typewriter
Yoe & Lukens Co., Philadelphia

This Indenture Made the nineteenth

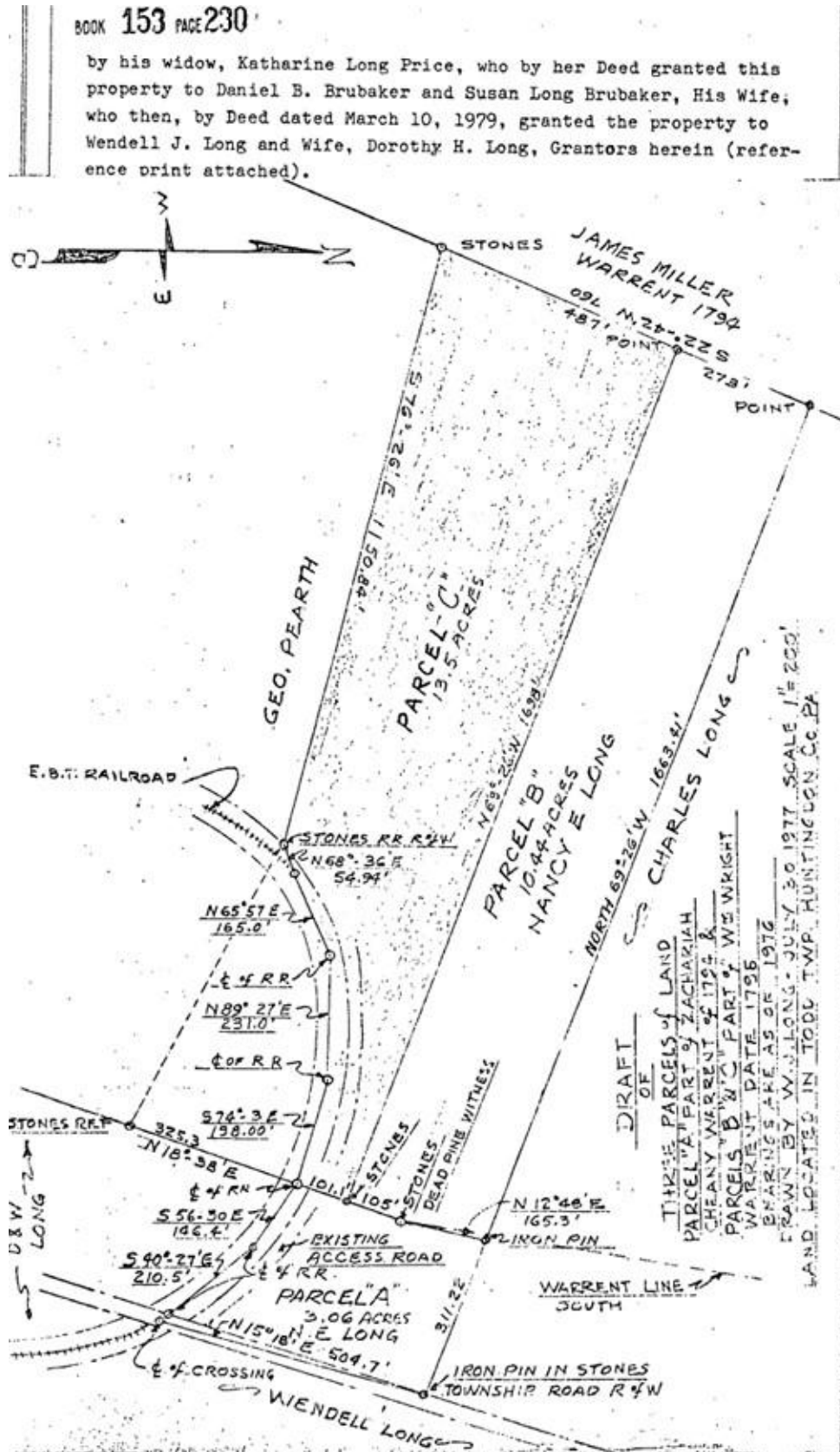
day of October in the year of our Lord one thousand nine

hundred and seventy-nine **Between** Wendell J. Long and
Dorothy H. Long, His Wife, of Elizabethtown, Pennsylvania,

(hereinafter called the Grantors), of the one part, and
Susan Long Brubaker, of Pittsburgh, Pennsylvania,

(hereinafter called the Grantee), of the other part;

Witnesseth, That the said Grantors for and in consideration of the sum of three hundred dollars lawful money of the United States of America, unto Grantors well and truly paid by the said Grantee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff, release and confirm unto the said Grantee and Assigns, All that parcel of land situated in Coles Valley, Todd Township, Huntingdon County, Pennsylvania, bounded and described as follows: PARCEL "C" (Reference attached plan), beginning at center line of the East Broad Top Railroad where Zachariah Cheany Warrant line N.10°E (now N. 18°-38'E) crosses the East Broad Top Railroad on big curve and fill, thence along Parcel "A" N.18°-38'E 101.1 feet to stones; thence N.69°-26'W 1698' along Parcel "B" to a point on east line of James Miller Warrant of 1794, thence along said Miller Warrant S.22°-42' W, 487 feet to stones; thence along lands of George Pearth S.76°-26'E, 1150.84 feet to stones on railroad right of way line; thence N.68°-36'E, 54.94 feet to a point in center line of railroad; thence N.65°-57'E, 165 feet to a point in center line of railroad; thence N.89°-27'E, 231 feet to a point in center line of railroad; thence S.74°- 3'E, 198 feet to a point in center line of railroad; the place of beginning containing 13.5 acres and having no buildings thereon. Right of access is use of existing roadway along railroad embankment. Parcel "C" is part of a larger tract warranted to Wm. Wright about 1800 and is a part of lands which, by sundry conveyances, became vested in Jacob Long, who, by Last Will and Testament, provided that his property be conveyed to his two daughters, Nettie Long and Rhoda Long. Deed of this transaction is recorded in Office of Recorder of Deeds of Huntingdon County; Deed Book, S-6P233. Nettie Long Starr and A. J. Starr, the husband of Nettie Long, and Rhoda Long, conveyed the lands of which Parcel "C" is a part, to Berney E. Long and wife, Clemma Long, and upon the death of Berney E. Long, was conveyed by his widow, Clemma Long to Ted F. Price and Wife, Katharine. Upon the death of Ted F. Price, the property was conveyed





BOOK 153 PAGE 231

Together with all and singular improvements, ways, streets, alleys, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor & in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof.

To have and to hold the said lot or piece of ground above described

hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee and Assigns, to and for the only proper use and behoof of the said Grantee and Assigns forever.

REALTY TRANSFER TAX
DISTRICT Todd
TAX PAID 3.00
DATE 10/19/79

J. P. Meier
Collector

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
REALTY TRANSFER TAX OCT 19 79
PB.11124
03.00

And the said

Heirs, Executors, and Administrators do by these presents covenant, grant and agree, to and with the said Grantee and Assigns, that the said

Heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee and Assigns, against the said

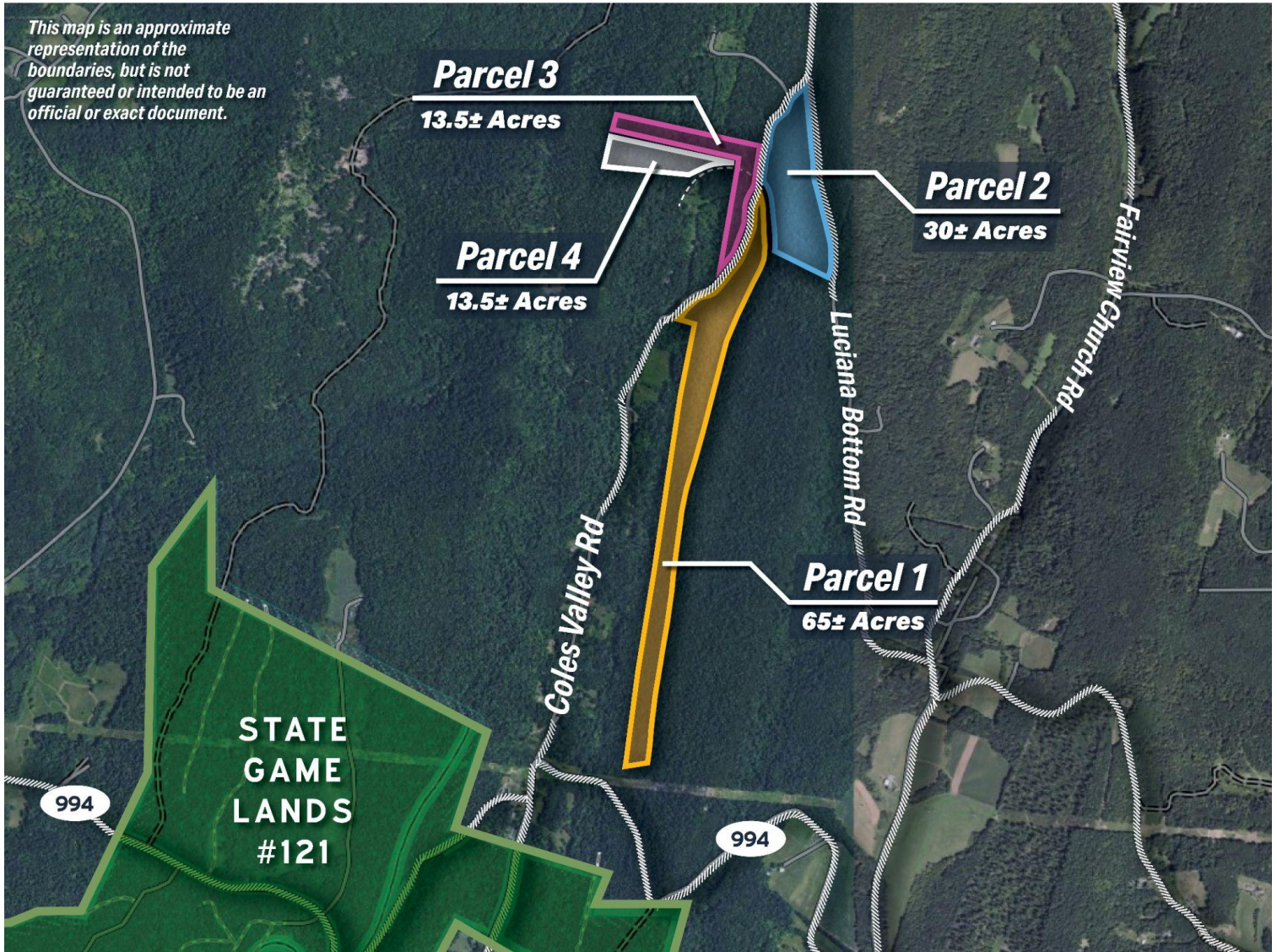
Heirs, and against all and every other Person and Persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under or any of them, Shall and Will

WARRANT and forever DEFEND.

In Witness Whereof the said part of the first part to these presents hereunto set hand and seal . Dated the day and year first above written.

Signed, Sealed and Delibered }
IN THE PRESENCE OF US:

Dorothy H. Long SEAL
Wendell J. Long SEAL
SEAL





OWNED BY: **Susan Long Little and Nancy Long Pippart**

LOCATED AT: **122± Acres off Coles Valley Rd, Robertsdale, PA 16674**

Tax ID: 49-18-08

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 | \$20,000 in certified funds day of auction, or if sold separately \$5,000 per tract, either in the form of cash, cashier's check, certified check, or personal check at the discretion of the Auction Company when the property is struck down, and the balance, without interest, on or before **January 19, 2026** when a special warranty deed will be delivered and actual possession will be given to Buyer. The Buyer shall also sign this agreement and comply with these terms of sale. Buyers Premium of 2 % plus the bid price shall establish purchase price.
5. Forfeiture | The time for settlement shall be of the essence. If the Buyer fails to comply with these terms of sale, Seller shall have the option of retaining all deposit monies or other sums paid by Buyer on account of the purchase price as Seller shall elect: (a) as liquidated damages, in which event Buyer and Seller shall be released from further liability or obligation and this agreement shall be null and void, or (b) on account of the purchase price, or as monies to be applied to Seller's damages as Seller may elect.
6. Marketable Title | A good and marketable title will be given free and clear of all liens and encumbrances. The real estate is being sold subject to restrictions and rights-of-way of record in the Huntingdon County Courthouse and which may be visible by inspection of the premises.
7. Risk of Loss | Seller shall maintain the property grounds, fixtures and any personal property specifically sold with the property in its present condition, normal wear and tear excepted. Seller shall bear the risk of loss for fire or other casualties until the time of settlement. In the event of damage by fire or other casualty to any property included in this sale that is not repaired or replaced prior to settlement, Buyer shall have the option of rescinding this agreement and promptly receiving all monies paid on account of the purchase price or of accepting the property in its then condition, together with the proceeds of any insurance obtainable by Seller. Buyer is hereby notified that Buyer may insure Buyer's equitable interest in the property as of the time of execution of this agreement.
8. Warranty | The Buyer expressly acknowledges and understands that the Buyer is buying the property in its present condition and that the Seller makes no representation or warranty of any kind whatsoever with regard to the condition of the premises or any components thereof, including but not limited to, the roof, the electrical system, the plumbing system, the heating system, or any other part of the structure, or any of the improvements on the land.
 - A. Radon | Seller has no knowledge concerning the presence or absence of radon. The Seller makes no representation or warranty with regard to radon or the levels thereof.
 - B. Lead-Based Paint | If the house was built before 1978, the house may have lead-based paint. Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing and has no reports or records pertaining to lead-based paint and/or hazards in the housing. A lead-based pamphlet "Protect Your Family from Lead in Your House" has been given to Buyer. Buyer waives any ten (10) day lead-based paint assessment period.
 - C. Environmental Contamination | Seller is not aware of any environmental contamination on the land.
 - D. Home Inspection | Buyer has inspected the property. Buyer understands the importance of getting an independent home inspection and has thought about this before bidding upon the property and signing this agreement.
 - E. Fixtures and Personal Property | Included in the sale and purchase price are all existing items permanently attached to the property, including but not limited to plumbing, heating, lighting fixtures (including, if present upon the property, chandeliers and ceiling fans; water treatment systems; pool and spa equipment; garage door openers and transmitters; television antennas; shrubbery, plantings and unpotted trees; any remaining heating and cooking fuels stored on the property at the time of settlement; wall to wall carpeting; window covering hardware, shades, blinds; built-in air conditioners; built-in appliances; and the range/oven unless otherwise stated). No warranty is given to Buyer as to the working/functional condition of fixtures and/or personal property. All personal property will be removed at Seller's discretion, if items are not removed they become the responsibility of the Buyer.
 - F. Ventilation/Mold | The Seller makes no representations or warranties with regard to mold or the absence of mold, adequate or inadequate air exchange or ventilation, or any other matters of home construction wherein mold may be present in the real estate.
 - G. "AS IS" | The property is being sold "AS IS" at the time of sale and at the time of the settlement. The Fiduciary/Seller herein makes no representations or warranties as to the condition of the real estate. The Purchaser accepts the property "AS IS". The purchaser waives any claims for any liability imposed through any environmental actions. This agreement shall survive closing. A Seller's disclosure has been made available to Buyer prior to the public auction and shall be exchanged by Buyer and Seller upon the signing of this agreement. If the Seller is an estate, the personal representative(s) will not deliver a disclosure to Buyer inasmuch as they are not required by law.
9. Financing | Buyer is responsible for obtaining financing, if any, and this contract is in no way contingent upon the availability of financing. 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.



All about Multi-parcel Auctions:

Hurley Real Estate & Auctions has developed a strong reputation for our ability to handle multi-parcel auctions effectively. In a multi-parcel scenario, a tract of land can be offered in smaller individual tracts, combinations of tracts, or as a whole.

How does it work?

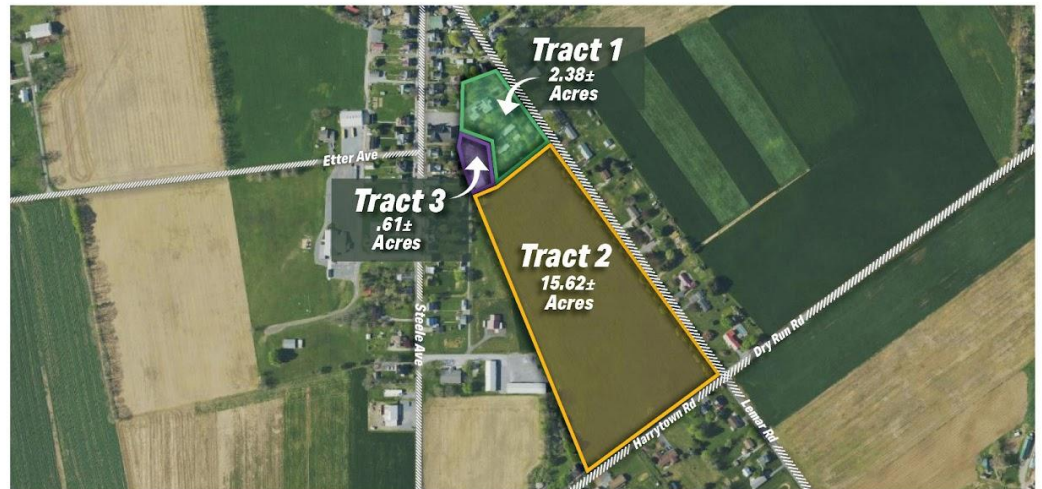
1. The auctioneer will offer the tracts individually first. The bids are recorded visually for the bidders, usually on a white board.
2. Then the auctioneer asks if there is anyone interested in a combination of tracts. Original individual bidders may be out-bid; but with each round original bidders are always able to increase their bids.
3. Then the auctioneer will offer the entire property as a whole. If there is a bid made that surpasses all the individual and/or combination bids, that would be the new high bidder.
4. Bidders will always have the option to increase their bids on any tract, combination of tracts, or on the whole property.





Multi-parcel Auction Example:

Let's imagine the property to the right is being offered at auction in three tracts. At the auction, the bidding may go as follows*:



1

Each tract
is offered
individually.

Tract 1	Tract 2	Tract 3
100,000	150,000	80,000
150,000	160,000	90,000
170,000	175,000	95,000
180,000	200,000	110,000
190,000	240,000	
220,000		

2

Combinations
of tracts are
offered.

Combinations	Whole
Tract 1&2 (465,000 needed)	(615,000 needed)
465,000	620,000
470,000	625,000
480,000	630,000
500,000	635,000

Combination bids must be greater than the sum of the individual high bids. This bid would become the new high bid for Tracts 1&2.

3

The whole
property is
offered.

A high bid for the entire property would need to surpass any other individual and/or combination bid(s) in order to prevail.

(*This is a fictitious example and not realized bids)



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).

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Title
Bank & Location
Office Phone #



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Nathan C. Bonner — Title Agent

2021 E Main St, Waynesboro, PA 17268
983 Lincoln Way E, Suite 1, Chambersburg, PA 17201
(717) 762-1415 or (717) 263-5001
nathan@buchanansettlements.com
www.buchanansettlements.com



When details matter, choose a
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17A W. Baltimore Street, Greencastle, PA 17225 • 717.593.9300





HURLEY
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SETTLEMENTS



"An Attorney At Every Settlement"
Real Estate Settlement Services, Inc.

Clinton T. Barkdoll | Attorney/Title Agent

9 East Main Street, Waynesboro, PA 17268

Phone

717-762-3374

Fax

717-762-3395

Email

clint@kullalaw.com



Real Estate Settlement Services, Inc.

19 Fifth Avenue

Chambersburg, PA 17201

717-446-0739

717-446-0791 fax

info@keystonesettlements.net

Visit our website at www.keystonesettlements.net



HURLEY
FARM & LAND REAL ESTATE

ABOUT US

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

Hurley Real Estate and Auctions is a full-service auction company offering real estate and personal property auctions. We specialize in farm, land, and home real estate auctions. We also handle personal property auctions, farm sales, and estate and/or business liquidations. Having sold over 3,000 properties, Hurley Real Estate and Auctions has vast experience selling real estate and is the first choice for the Mid-Atlantic region.

When you sell your land with Hurley Real Estate & Auctions, you're getting more than a service—you're getting a strategic partner with deep roots in the land. With over 3,000 successful sales, we know how to deliver results. Our award-winning marketing team customizes every campaign to attract serious, qualified buyers, and our full-time, passionate staff is dedicated to helping you achieve top dollar—quickly and with integrity.

Our mission is to provide a better way to sell and buy real estate. We lead with integrity, experience, and transparency to deliver excellent results with every auction.



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your *legacy*,
sold *right*.**



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