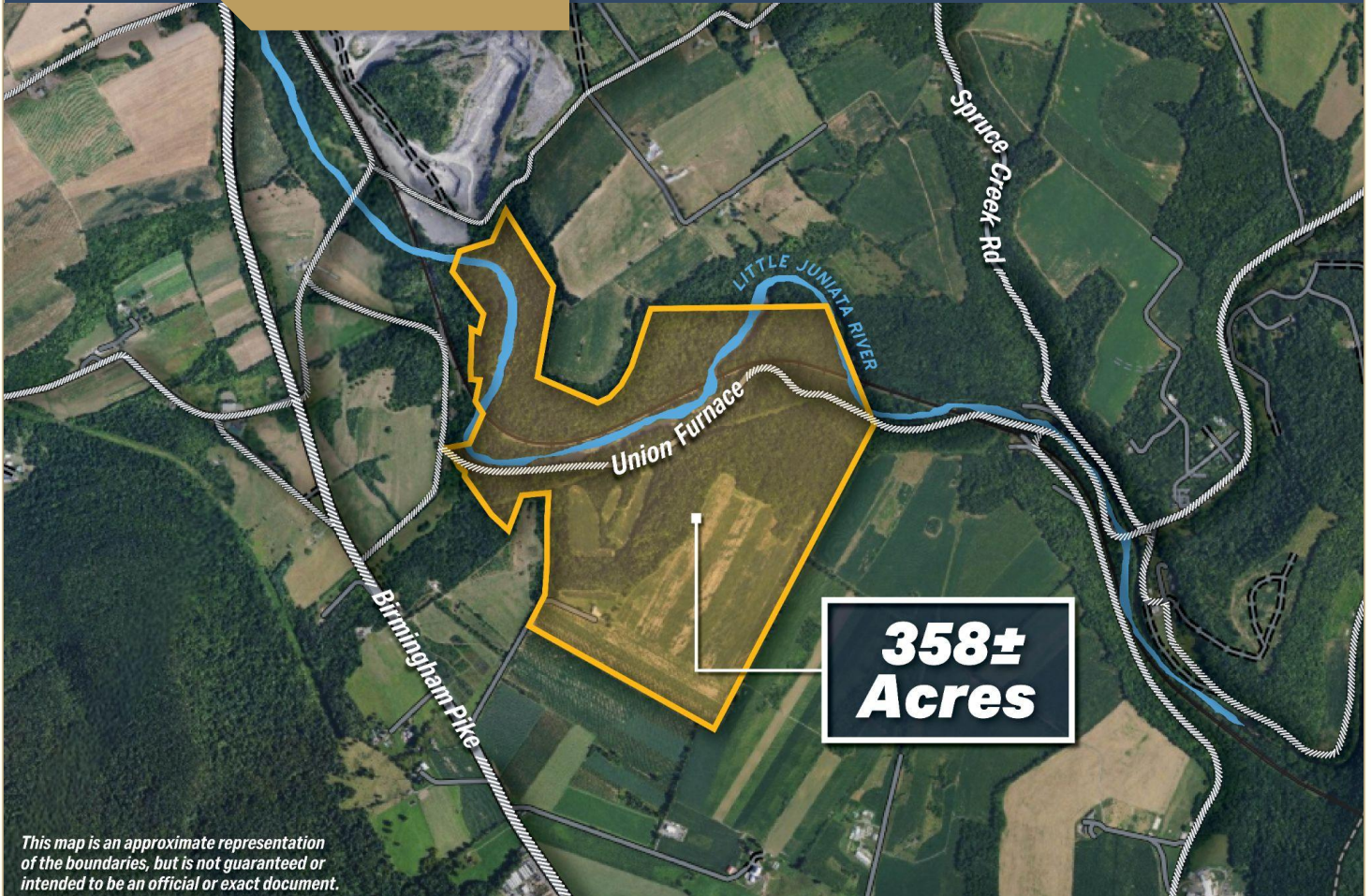


HURLEY

REAL ESTATE & AUCTIONS

2800 BUCHANAN TRL E | GREENCASTLE | PA 17225



358± Acres at 3581 Union Furnace Rd, Tyrone, PA 16686

OUTSTANDING 358± ACRE PROPERTY!

Outstanding 358± acre farm in Huntingdon County, PA with over 8,000 feet of Little Juniata River frontage, tillable land, wooded land, farmhouse, exceptional hunting and fishing, and more!

Auction Date: Friday, June 12, 2026 @ 1pm

Open Houses: Saturday, May 30, 2026, 10am-12pm
Wednesday, June 3, 2026, 12pm-2pm

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

HURLEYAUCTIONS.COM | 717-597-9100





Dear Prospective Buyer,

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

- General Information
- Deed
- Aerial
- Soil Map
- 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 June 12, 2026.

Sincerely,
The Hurley Team

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



Terms: \$50,000 in certified funds day of auction. (See Payment & Financing page for detailed info.)
Announcements made on the day of sale take precedence over all printed material. (See Payment & Financing page for detailed info.) 2% Buyers premium will be added to final bid price.

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

Buyer possession: Buyer will have immediate possession upon closing.

General Information: ONCE IN A LIFETIME OPPORTUNITY IN HUNTINGDON COUNTY, PA! This exceptional 358± acre property offers a remarkable blend of productive farmland, scenic woodland including an abundance of mature timber - especially walnut, and over 8,000 feet of frontage along the Little Juniata River—a renowned wild trout stream and one of Pennsylvania’s most sought-after stretches of trout water. The river showcases excellent diversity, from lively riffles to deep holes, creating ideal habitat for quality Brown and Rainbow trout and making it a premier destination for anglers. Approximately 102 acres are tillable with productive soils including Hagerstown Silt Loam, making this an ideal working farm, recreational retreat, or investment opportunity. Outdoor enthusiasts will appreciate outstanding hunting with abundant wildlife including deer, turkey, and more, along with exceptional fishing right on the property. The farm features a 2-story farmhouse offering 3 bedrooms and 2 bathrooms, along with a kitchen, dining room, living room, laundry area, basement, and attic. Additional improvements include a large bank barn and equipment shed, providing ample storage. Held within the same family for generations, this property presents a rare chance to own a legacy farm in a highly desirable location. Conveniently situated near Route 453, Route 22, and I-99, and just minutes from Huntingdon, Alexandria, and surrounding areas. Also approx. 17 miles to the Snyders Run boat launch at Raystown Lake! Don’t miss the opportunity to make this extraordinary property your own!

This home has the following features:

- 3 Bedrooms
 - Bedroom 1: 9 x 12
 - Bedroom 2: 11 x 17 (Upstairs)
 - Bedroom 3: 10 x 12 (Upstairs)
- Living Room: 17 x 19
- Dining Room: 12 x 17
- Dining Room: 11 x 12
- Kitchen: 12 x 13
- Mudroom: 5 x 9

Year House Built: 1880

Acreage: 358.66± Acres

County: Huntingdon

Zoning/Land Use: Please call

Taxes: Approximately \$8,533 Total

Tax ID's: 46-03-23, 30-01-13, 30-01-10, 46-03-19

Utilities:

- Water: Spring
- Sewer: Septic
- Heating: Forced Air- Oil
- Cooling: N/A

School District: Juniata Valley

Local Hospital: Penn Highlands Huntingdon



BK 752PG0480

ENTERED
HUNTINGDON COUNTY
PENNSYLVANIA
H.C. Goldstein
APR 8 1 04 PM '05
2950
JANET E. MYERS
RECORDER OF DEEDS

Parcel No: 30-01-13 and 46-3-23

THIS DEED,

Made the 15th day of MARCH, 2005,

BETWEEN NADINE M. MORROW, married, of Camp Hill, Cumberland County, Pennsylvania, Party of the First Part, hereinafter designated as Grantor,

AND

NADINE M. MORROW, married, of Camp Hill, Cumberland County, Pennsylvania, Party of the Second Part, hereinafter designated as Grantee.

WITNESSETH, that the said Grantor for and in consideration of the sum of **ONE (\$1.00) DOLLAR**, lawful money of the United States of America, to the Grantor in hand well and truly paid by the Grantee, at or before the sealing and delivery of these presents, the receipt of which is hereby acknowledged and the Grantor being therewith fully satisfied, does by these presents grant, bargain and sell, release and confirm unto the said Grantee, their heirs, successors and/or assigns,

PARCEL III

ALL THAT CERTAIN farm or tract of land situate in Spruce Creek Township (formerly Morris Township), Huntingdon County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a line on the bank of the Little Juniata River; thence up along said river north 29 degrees west 106.2 perches to a post; thence west 13.9 perches to a post; thence south 29 degrees west 45.5 perches to a post; thence south 19 1/2 degrees west 27.2 perches to a post; thence south 49 degrees west 35 perches to a post; thence south 60 degrees east 20.4 perches to a post; thence south 28 degrees west 71 perches to a post; thence by lands formerly of Robert Law's heirs south 60 degrees east 90 perches to a post; thence by lands formerly of James Gray north 28 degrees east 128.5 perches to the place of **BEGINNING**.

CONTAINING 90 Acres and 79 perches and allowances.

HAVING THEREON ERECTED two dwellings, a barn and outbuildings.

EXCEPTING from the above described tract a small piece of land conveyed by Elsie Heck, widow, to the Pennsylvania Railroad Company by deed dated May 4, 1901, and recorded in Huntingdon County, Pennsylvania in Deed Book R, No. 4, Page 373 as well as lands formerly conveyed out of the above described tract to the Pennsylvania Railroad Company.



BK 752PG0481

BEING the same premises which is identified as Parcel 1 in the following three Quit Claim Deeds: (1) Gerald C. Wallace, married, to Nadine M. Morrow, married, dated May 19, 2004, and recorded September 27, 2004, in the Office of the Recorder of Deeds in and for Huntingdon County, Pennsylvania, in Record Book 730, Page 793; and (2) Jeffrey W. Wallace and Regina M. Wallace, husband and wife, and William C. Wallace and Marietta Wallace, husband and wife, to Nadine M. Morrow, married, dated July 1, 2004, and recorded September 27, 2004, in the Office of the Recorder of Deeds in and for Huntingdon County, Pennsylvania, in Record Book 730, Page 0801; and (3) Howard N. Wallace, single, as administrator of the estate of Wilbur C. Wallace, Nadine M. Morrow, individually, and Roscoe M. Morrow, her husband, and Hollidaysburg Trust Company, the administrator d.b.n. of the Estate of Grace C. Wallace to Nadine M. Morrow, married, dated May 14, 2004, and recorded September 27, 2004, in the Office of the Recorder of Deeds in and for Huntingdon County, Pennsylvania, in Record Book 730, Page 0812.

UNDER AND SUBJECT to easements, restrictions, reservations, conditions and rights-of-way of record.

PARCEL IV

ALL THAT CERTAIN tract of land with mineral rights, water rights, situate partly in Morris Township and partly in Spruce Creek Township, Huntingdon County, Pennsylvania, bounded and described as follows:

BEGINNING at a hickory, now dead, which is also a corner of lands now or formerly of William Vantries; thence along said lands north 16 3/4 degrees east 24.5 perches to a post; and North 87 degrees East 20.5 perches to a post at line of lands now or formerly of Frank Wallace; thence along the last named lands crossing the public road leading from Union Furnace to Spruce Creek, the Little Juniata River and the P.R.R. North 17 degrees East 74.1 perches to a post at line of lands formerly of George W. Shultz; thence along the said lands North 62 degrees West 21 perches to a Walnut (now dead) and North 17 1/4 degrees East 63.5 perches to stones; thence along lands now or formerly of James A. Stewart North 25 degrees West 66 perches to stones; thence along lands now or formerly of American Limestone Co., South 30 3/4 degrees West 26 perches to stones, and South 79 3/4 degrees West 23.7 perches to a post; thence crossing the Little Juniata River and along lands now or formerly of John H. Wallace South 25 degrees West 16.7 perches to a post, South 30 degrees East 35.3 perches to pointers, South 19 degrees West 11 perches to a line, and North 56 1/2 degrees West 7 perches to a post at line of right-of-way of the original line of P.R.R.; thence along said right-of-way South 1 3/4 degrees West 7.1 perches to a post; South 4 1/4 degrees West 21.1 perches to a post and South 1 degrees East 13 perches to a spike in the public road leading from Union Furnace to Tyrone; thence along the said road and also along the P.R.R. South 82 degrees East 5.6 perches to a point at the Northwest corner of the bridge across the mill race; thence along West bank of said race and again along the P.R.R. Co. South 22 3/4 degrees West 11.2 perches to a point at the angle joined by the spandrel wall and the main wall at the Northeast corner of No. 4 bridge; thence crossing the said railroad South 14 1/2 degrees West 7 perches, more or less, to a point; thence along the right-of-way of the said railroad North 28 degrees 6 minutes West 13.8 perches to a point, North 19 degrees West 10.87 perches to a point; thence along the property of the said railroad



BK 752PG0482

company North 63 degrees 3 minutes West 5.4 perches to a point at the N/E angle of the public road leading from Union Furnace to Sinking Valley; thence across the said road and along lands now or formerly of John Louden South 29 degrees West 23.08 perches to a post, South 11 degrees West 29.12 perches to a post and North 84 ½ degrees East 6.5 (perches) to a spike in the center of public road leading from Alexandria to Union Furnace; thence along lands now or formerly of William Vantries South 42 1/4 degrees East 9.9 perches to a post, South 20 3/4 degrees East 8.1 perches to a post, South 53 1/4 degrees East 3.6 perches to a post, South 13 1/4 degrees West 3.7 perches to a post, South 28 ½ degrees East 33.2 perches to a post and South 41 degrees 25 minutes East 19.5 perches to the place of BEGINNING.

CONTAINING 79 Acres and 152 Perches.

EXCEPTING AND RESERVING from the operation of this deed a certain tract of land conveyed by Ella S. McLanahan to Dora Tree by Deed dated March 7, 1936, and recorded on June 12, 1936, in Huntingdon County Deed Book Volume Q-7 at Page 49.

ALSO EXCEPTING AND RESERVING from the operation of this deed a certain tract of land conveyed by J.K. McLanahan, Jr. to Mike Tree by deed dated October 5, 1931, and recorded in Huntingdon County Deed Book Volume K-7 at Page 314.

ALSO EXCEPTING AND RESERVING from the operation of this deed a tract of approximately 3 acres at sometime heretofore conveyed to the Pennsylvania Railroad Company.

BEING the same premises which is identified as Parcel 1 in the following three Quit Claim Deeds: (1) Gerald C. Wallace, married, to Nadine M. Morrow, married, dated May 19, 2004, and recorded September 27, 2004, in the Office of the Recorder of Deeds in and for Huntingdon County, Pennsylvania, in Record Book 730, Page 793; and (2) Jeffrey W. Wallace and Regina M. Wallace, husband and wife, and William C. Wallace and Marietta Wallace, husband and wife, to Nadine M. Morrow, married, dated July 1, 2004, and recorded September 27, 2004, in the Office of the Recorder of Deeds in and for Huntingdon County, Pennsylvania, in Record Book 730, Page 0801; and (3) Howard N. Wallace, single, as administrator of the estate of Wilbur C. Wallace, Nadine M. Morrow, individually, and Roscoe M. Morrow, her husband, and Hollidaysburg Trust Company, the administrator d.b.n. of the Estate of Grace C. Wallace to Nadine M. Morrow, married, dated May 14, 2004, and recorded September 27, 2004, in the Office of the Recorder of Deeds in and for Huntingdon County, Pennsylvania, in Record Book 730, Page 0812.

ALSO EXCEPTING AND RESERVING THEREFROM, HOWEVER, ALL that certain parcel of land situate in Morris Township, Huntingdon County, Pennsylvania, more fully bounded and described as follows:

BEGINNING at the junction of State Route leading from Union Furnace to Spruce Creek, designated as Route No. 31057 and the public road leading from Union Furnace to Huntingdon; thence along the center line of State Route 31057 in an Easterly direction to the Western bank of the Little Juniata



BK 752PG0483

River; thence in a Northerly direction along the Western bank of the Little Juniata River by its various courses to the line of the Pennsylvania Railroad Company at its No. 4 bridge; thence along the line of the Pennsylvania Railroad Company in a Northwesterly direction to a point near the Mill Race (now abandoned); thence by line South 14 degrees West along lands of Pennsylvania Railroad Company approximately 60 feet to a point and stake at corner of lands of Pennsylvania Railroad Company and other lands now or formerly of William H. Wallace and Grace C. Wallace, husband and wife (now or formerly of Standard Enterprises, Inc.); thence North 28 degrees 6 minutes West 227.7 feet, along line of lands of Pennsylvania Railroad Company to a point; thence North 19 degrees West 179.35 feet, crossing the public road leading to Tyrone to a point; thence along the Northern side of said public road North 63 degrees 3 minutes West 89.1 feet to a corner and point near the road leading to Sinking Valley; thence in a Southerly direction along the line of the public highway, No. 31057, through its various courses, to the spike in the highway, aforesaid, and the place of beginning. Having located on said lands four concrete foundations. Being a portion of the above described Parcel IV and being the same premises title to which became vested in Standard Enterprises, Inc., by deed of William H. Wallace and Grace C. Wallace, his wife, by deed dated May 19, 1952 and recorded in the Recorder of Deeds Office in and for Huntingdon County, Pennsylvania at Deed Book C-9 at page 10.

UNDER AND SUBJECT to easements, restrictions, reservations, conditions and rights-of-way of record.

TOGETHER with all and singular the buildings, improvements, ways, woods, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in anyway appertaining; and the reservation and reversions, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof; **AND ALSO** all the estate, right, title, interest, use, possession, property, claim and demand whatsoever of the Grantor both in law and in equity, of, in and to the premises herein described and every part and parcel thereof with the appurtenances. **TO HAVE AND TO HOLD** all and singular the premises herein described together with the hereditaments and appurtenances unto the Grantee and to the Grantee's proper use and benefit forever.

AND the Grantor covenants that, except as may be herein set forth, she does and will forever specially warrant and defend the lands and premises, hereditaments and appurtenances hereby conveyed, against the Grantor and all other persons lawfully claiming the same or any part thereof, by, from or under her. Wherever in this instrument any party shall be designated or referred to by name or general reference, such designation is intended to and shall have the same effect as if the words "heirs, executors, administrators, personal or legal representatives, successors and assigns" had been inserted after each and every such designation.



PENNSYLVANIA
H C Goldsteiny
PR 8 1 05 PM '05
29.50
JULIET E. HARRIS
RECORDER OF DEEDS

Parcel No: 30-01-10 and 46-3-19

THIS DEED,

Made the 15th day of March, 2005,

BETWEEN NADINE M. MORROW, married, of Camp Hill, Cumberland County, Pennsylvania, Party of the First Part, hereinafter designated as Grantor,

AND

NADINE M. MORROW, married, of Camp Hill, Cumberland County, Pennsylvania, Party of the Second Part, hereinafter designated as Grantee.

WITNESSETH, that the said Grantor for and in consideration of the sum of **ONE (\$1.00) DOLLAR**, lawful money of the United States of America, to the Grantor in hand well and truly paid by the Grantee, at or before the sealing and delivery of these presents, the receipt of which is hereby acknowledged and the Grantor being therewith fully satisfied, does by these presents grant, bargain and sell, release and confirm unto the said Grantee, her heirs, successors and/or assigns,

PARCEL 1

ALL THAT CERTAIN farm or tract of land situate in the Township of Morris, County of Huntingdon and State of Pennsylvania described as follows, to wit:

BEGINNING at a post, a corner between lands formerly of Samuel Wertz (now or formerly of Theodore Clark), Peter Sprankle (now or formerly of Blair Louder) and the tract hereby conveyed; thence along land formerly of Peter Sprankle (now or formerly of Blair Louder) South 56 1/2 degrees East 149 perches to a post; thence by lands now or formerly of the Estate of Robert Tussey (now or formerly or Robert Mierley and Helen Mierley) north 32 degrees East 110 perches to a post; thence by lands formerly of D. Shultz (now or formerly of Alma Bell and others) North 56 1/4 degrees West 90 perches to a post; thence by same North 31 3/4 degrees East 72.33 perches to stones; thence by same North 56 1/4 degrees West 20.8 perches to a post by a Spruce on the bank of the Little Juniata River; thence up the said river North 52 3/4 degrees West 30 perches to a post; thence South 20 1/4 degrees East 5 perches to a post; thence along what is known as the Old Mill Seat South 78 3/4 degrees West 40 perches to a post; thence North 32 3/4 degrees East 4 perches to the bank of said river; thence along the said river North 87 3/4 degrees West 40 perches to a post; thence by lands formerly of Union Furnace Manufacturing Company, now or formerly of William H. Wallace, South 5 1/4 degrees West 19 perches to a post and stones; thence by lands formerly of William Van Treese, now or formerly of Theodore Clark, South 8 degrees West 19.6 perches to a post; thence by same South 3 degrees West 25.3 perches to post; thence by same 9 1/4 degrees West 23.2 perches to a post; thence South 29 1/2 degrees West 25.36 perches to the place of **BEGINNING.**



CONTAINING 133 Acres and 75 Perches.

BEING the same premises which is identified as Parcel 1 in the following three Quit Claim Deeds: (1) Gerald C. Wallace, married, to Nadine M. Morrow, married, dated May 19, 2004, and recorded September 27, 2004, in the Office of the Recorder of Deeds in and for Huntingdon County, Pennsylvania, in Record Book 730, Page 793; and (2) Jeffrey W. Wallace and Regina M. Wallace, husband and wife, and William C. Wallace and Marietta Wallace, husband and wife, to Nadine M. Morrow, married, dated July 1, 2004, and recorded September 27, 2004, in the Office of the Recorder of Deeds in and for Huntingdon County, Pennsylvania, in Record Book 730, Page 0801; and (3) Howard N. Wallace, single, as administrator of the estate of Wilbur C. Wallace, Nadine M. Morrow, individually, and Roscoe M. Morrow, her husband, and Hollidaysburg Trust Company, the administrator d.b.n. of the Estate of Grace C. Wallace to Nadine M. Morrow, married, dated May 14, 2004, and recorded September 27, 2004, in the Office of the Recorder of Deeds in and for Huntingdon County, Pennsylvania, in Record Book 730, Page 0812.

UNDER AND SUBJECT to easements, restrictions, reservations, conditions and rights-of-way of record.

PARCEL 2

ALL THAT CERTAIN tract of land situate in the Townships of Spruce Creek and Morris, County of Huntingdon and State of Pennsylvania (formerly Townships of Spruce Creek and Franklin), bounded on the East by lands formerly of George Shultz; on the North by lands formerly of George Shultz; on the West by lands formerly of Thomas K. Henderson, now or formerly William H. Wallace; on the South by the Juniata River, lands formerly belonging to the B. Frank Wallace heirs.

CONTAINING 33 Acres, more or less, and known as the "Old Mill Seat."

BEING the same premises which is identified as Parcel 1 in the following three Quit Claim Deeds: (1) Gerald C. Wallace, married, to Nadine M. Morrow, married, dated May 19, 2004, and recorded September 27, 2004, in the Office of the Recorder of Deeds in and for Huntingdon County, Pennsylvania, in Record Book 730, Page 793; and (2) Jeffrey W. Wallace and Regina M. Wallace, husband and wife, and William C. Wallace and Marietta Wallace, husband and wife, to Nadine M. Morrow, married, dated July 1, 2004, and recorded September 27, 2004, in the Office of the Recorder of Deeds in and for Huntingdon County, Pennsylvania, in Record Book 730, Page 0801; and (3) Howard N. Wallace, single, as administrator of the estate of Wilbur C. Wallace, Nadine M. Morrow, individually, and Roscoe M. Morrow, her husband, and Hollidaysburg Trust Company, the administrator d.b.n. of the Estate of Grace C. Wallace to Nadine M. Morrow, married, dated May 14, 2004, and recorded September 27, 2004, in the Office of the Recorder of Deeds in and for Huntingdon County, Pennsylvania, in Record Book 730, Page 0812.



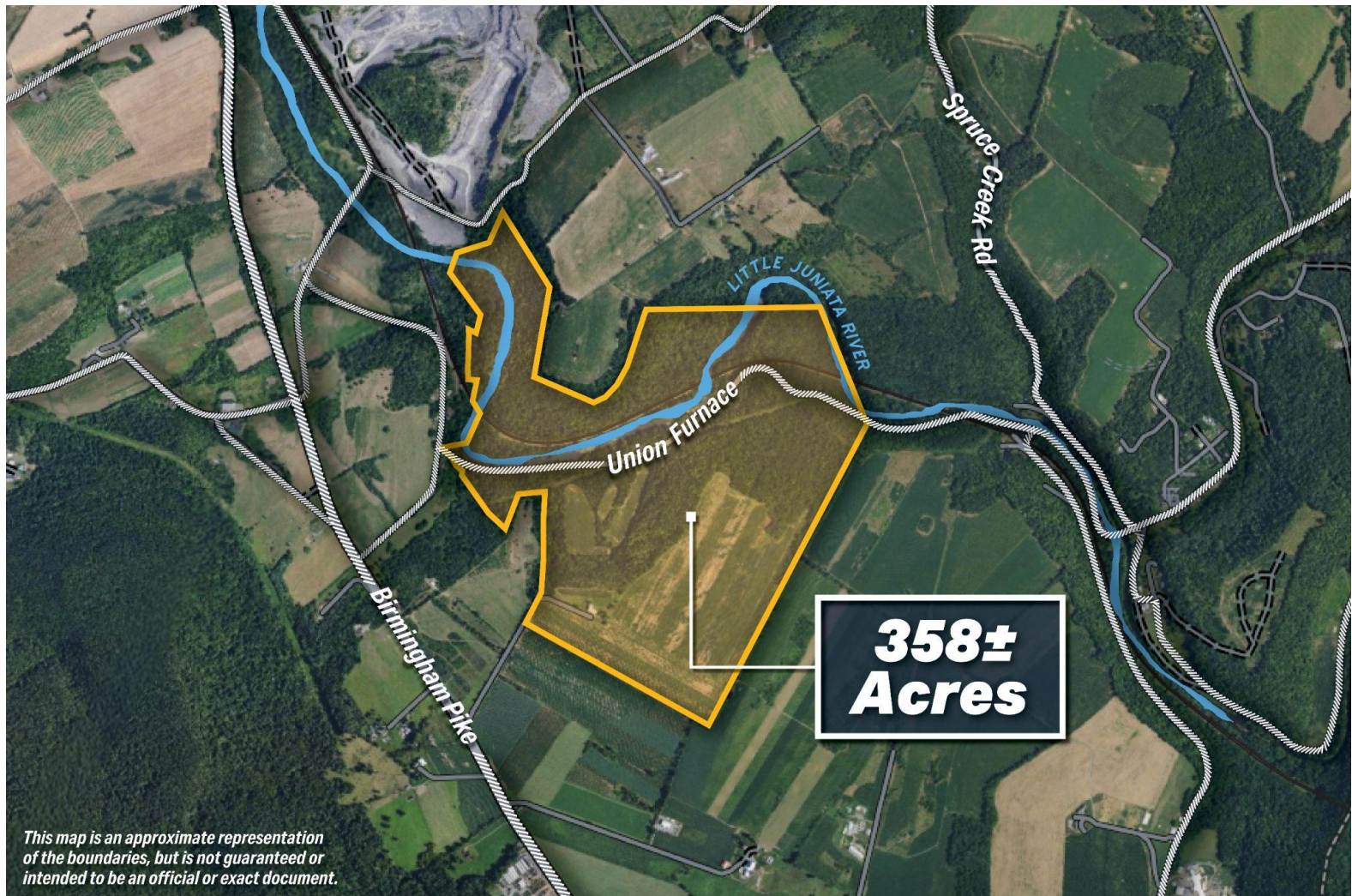
ALSO EXCEPTING AND RESERVING THEREFROM, HOWEVER, ALL that certain parcel of land situate in Morris Township, Huntingdon County, Pennsylvania, more fully bounded and described as follows:

BEGINNING at the junction of Sate Route leading from Union Furnace to Spruce Creek, designated as Route No. 31057 and the public road leading from Union Furnace to Huntingdon; thence along the center line of Sate Route 31057 in an easterly direction to the western bank of the Little Juniata River; thence in a northerly direction along the western bank of the Little Juniata River by its various courses to the line of the Pennsylvania Railroad Company at its No. 4 bridge; thence along the line of the Pennsylvania Railroad Company in a northwesterly direction to a point near the Mill Race (now abandoned); thence by line South 14 degrees west along lands of Pennsylvania Railroad Company approximately 60 feet to a point and stake at corner of lands of Pennsylvania Railroad Company and other lands now or formerly of William H. Wallace and Grace C. Wallace, husband and wife (now or formerly of Standard Enterprises, Inc.); thence North 28 degrees 6 minutes west 227.7 feet, along line of lands of Pennsylvania Railroad Company to a point; thence North 19 degrees West 179.35 feet, crossing the public road leading to Tyrone to a point; thence along the northern side of said public road North 63 degrees 3 minutes west 89.1 feet to a corner and point near the road leading to Sinking Valley; thence in a southerly direction along the line of the public highway, No. 31057, through its various courses, to the spike in the highway, aforesaid, and the place of beginning. Having located on said lands four concrete foundations. Being a portion of the above described Parcel IV and being the same premises title to which became vested in Standard Enterprises, Inc., by deed of William H. Wallace and Grace C. Wallace, his wife, by deed dated May 19, 1952 and recorded and in the Recorder of Deeds Office in and for Huntingdon County, Pennsylvania at Deed Book C-9 at page 10.

UNDER AND SUBJECT to easements, restrictions, reservations, conditions and rights-of-way of record.

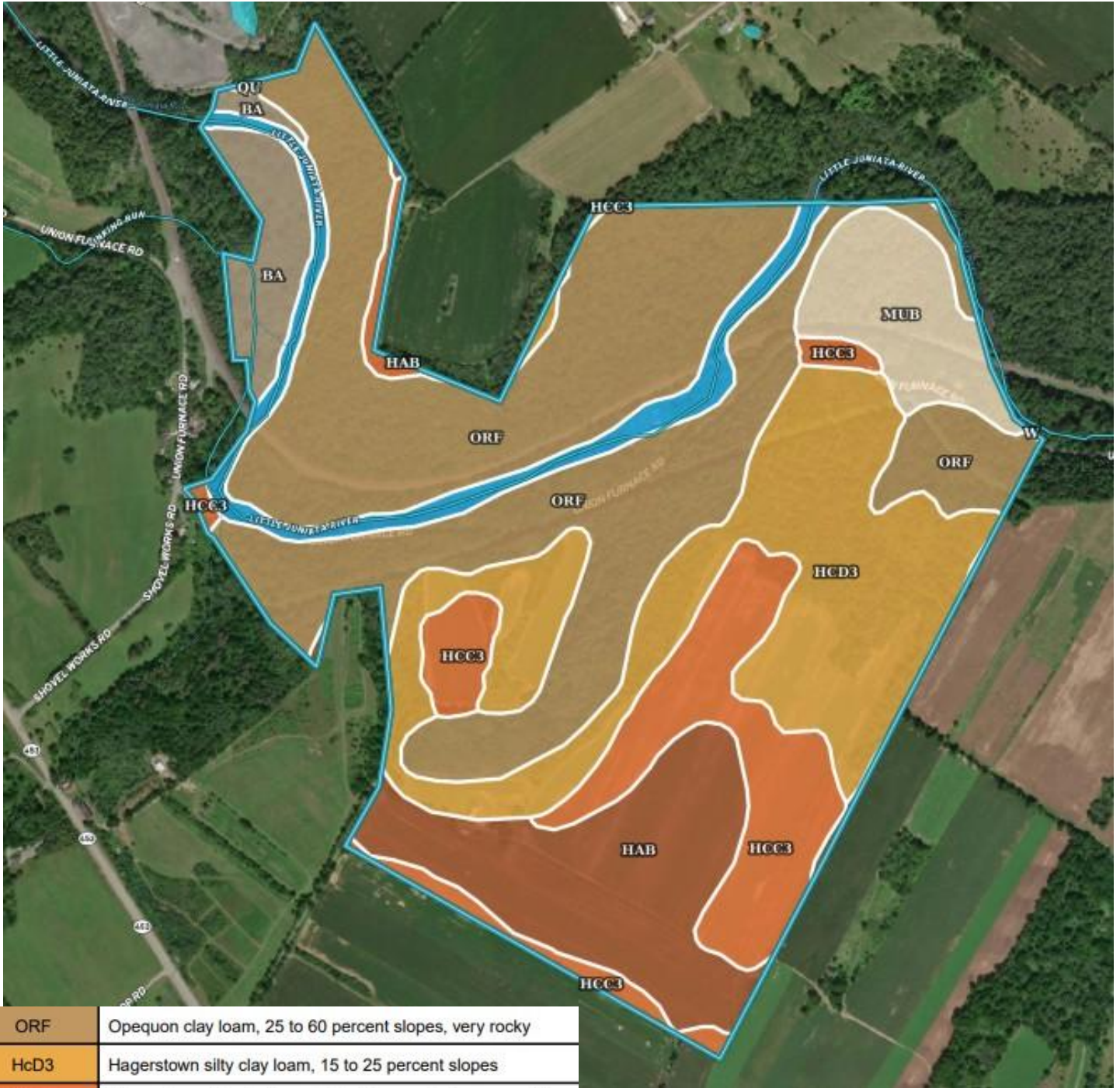
TOGETHER with all and singular the buildings, improvements, ways, woods, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in anyway appertaining; and the reservation and reversions, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof; **AND ALSO** all the estate, right, title, interest, use, possession, property, claim and demand whatsoever of the Grantor both in law and in equity, of, in and to the premises herein described and every part and parcel thereof with the appurtenances. **TO HAVE AND TO HOLD** all and singular the premises herein described together with the hereditaments and appurtenances unto the Grantee and to the Grantee's proper use and benefit forever.

AND the Grantor covenants that, except as may be herein set forth, she does and will **forever specially warrant and defend** the lands and premises, hereditaments and appurtenances hereby conveyed, against the Grantor and all other persons lawfully claiming the same or any part thereof, by, from or under her. Wherever in this instrument any party shall be designated or referred to by name or general reference, such designation is intended to and shall have the same effect as if the words "heirs, executors, administrators, personal or legal representatives, successors and assigns" had been inserted after each and every such designation.



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





ORF	Opequon clay loam, 25 to 60 percent slopes, very rocky
HcD3	Hagerstown silty clay loam, 15 to 25 percent slopes
HcC3	Hagerstown silty clay loam, 8 to 15 percent slopes, eroded
HaB	Hagerstown silt loam, 3 to 8 percent slopes
MuB	Murrill gravelly loam, 3 to 8 percent slopes
W	Water
Ba	Barbour soils
Qu	Quarries

This is an approx. representation of the boundaries, but is not intended to be exact.



OWNED BY: **Nadine M. Morrow Estate**

LOCATED AT: **358± Acres at 3581 Union Furnace Rd, Tyrone, PA 16686 Tax ID: 46-03-23**

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** | \$50,000 or — % handmoney, either in the form of cash, cashier's check, certified check, or personal check at the discretion of the Seller(s) when the property is struck down, and the balance, without interest, on or before August 11, 2026 when a special warranty deed will be delivered and actual possession will be given to Buyer. The Buyer shall also sign this agreement and comply with these terms of sale. Buyers Premium of 2 % plus the bid price shall establish purchase price.
5. **Forfeiture** | The time for settlement shall be of the essence. If the Buyer fails to comply with these terms of sale, Seller shall have the option of retaining all deposit monies or other sums paid by Buyer on account of the purchase price as Seller shall elect: (a) as liquidated damages, in which event Buyer and Seller shall be released from further liability or obligation and this agreement shall be null and void, or (b) on account of the purchase price, or as monies to be applied to Seller's damages as Seller may elect.
6. **Marketable Title** | A good and marketable title will be given free and clear of all liens and encumbrances. The real estate is being sold subject to restrictions and rights-of-way of record in the Huntingdon County Courthouse and which may be visible by inspection of the premises.
7. **Risk of Loss** | Seller shall maintain the property grounds, fixtures and any personal property specifically sold with the property in its present condition, normal wear and tear excepted. Seller shall bear the risk of loss for fire or other casualties until the time of settlement. In the event of damage by fire or other casualty to any property included in this sale that is not repaired or replaced prior to settlement, Buyer shall have the option of rescinding this agreement and promptly receiving all monies paid on account of the purchase price or of accepting the property in its then condition, together with the proceeds of any insurance obtainable by Seller. Buyer is hereby notified that Buyer may insure Buyer's equitable interest in the property as of the time of execution of this agreement.
8. **Warranty** | The Buyer expressly acknowledges and understands that the Buyer is buying the property in its present condition and that the Seller makes no representation or warranty of any kind whatsoever with regard to the condition of the premises or any components thereof, including but not limited to, the roof, the electrical system, the plumbing system, the heating system, or any other part of the structure, or any of the improvements on the land.
 - A. **Radon** | Seller has no knowledge concerning the presence or absence of radon. The Seller makes no representation or warranty with regard to radon or the levels thereof.
 - B. **Lead-Based Paint** | If the house was built before 1978, the house may have lead-based paint. Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing and has no reports or records pertaining to lead-based paint and/or hazards in the housing. A lead-based pamphlet "Protect Your Family from Lead in Your House" has been given to Buyer. Buyer waives any ten (10) day lead-based paint assessment period.
 - C. **Environmental Contamination** | Seller is not aware of any environmental contamination on the land.
 - D. **Home Inspection** | Buyer has inspected the property. Buyer understands the importance of getting an independent home inspection and has thought about this before bidding upon the property and signing this agreement.
 - E. **Fixtures and Personal Property** | Included in the sale and purchase price are all existing items permanently attached to the property, including but not limited to plumbing, heating, lighting fixtures (including, if present upon the property, chandeliers and ceiling fans; water treatment systems; pool and spa equipment; garage door openers and transmitters; television antennas; shrubbery, plantings and unpotted trees; any remaining heating and cooking fuels stored on the property at the time of settlement; wall to wall carpeting; window covering hardware, shades, blinds; built-in air conditioners; built-in appliances; and the range/oven unless otherwise stated). No warranty is given to Buyer as to the working/functional condition of fixtures and/or personal property. All personal property will be removed at Seller's discretion, if items are not removed they become the responsibility of the Buyer.
 - F. **Ventilation/Mold** | The Seller makes no representations or warranties with regard to mold or the absence of mold, adequate or inadequate air exchange or ventilation, or any other matters of home construction wherein mold may be present in the real estate.
 - G. **"AS IS"** | The property is being sold "AS IS" at the time of sale and at the time of the settlement. The Fiduciary/Seller herein makes no representations or warranties as to the condition of the real estate. The Purchaser accepts the property "AS IS". The purchaser waives any claims for any liability imposed through any environmental actions. This agreement shall survive closing. A Seller's disclosure has been made available to Buyer prior to the public auction and shall be exchanged by Buyer and Seller upon the signing of this agreement. If the Seller is an estate, the personal representative(s) will not deliver a disclosure to Buyer inasmuch as they are not required by law.
9. **Financing** | Buyer is responsible for obtaining financing, if any, and this contract is in no way contingent upon the availability of financing.
10. **Settlement Considerations** | The Seller will not pay points, settlement costs, or otherwise render financial assistance to the Buyer.
11. **Dispute Over Handmonies** | In the event of a dispute over entitlement of handmoney deposits, the agent holding the deposit may either retain the monies in escrow until the dispute is resolved or, if possible, pay the monies into the County Court to be held until the dispute is resolved. In the event of litigation for the return of deposit monies, the agent holding handmoney shall distribute the monies as directed by a final order of the court or a written agreement of the parties. Buyer and Seller agrees that, in the event any agent is joined in the litigation for the return of deposit monies, attorneys fees and costs of the agent will be paid by the party joining the agent.
12. This agreement shall survive closing.
13. This agreement may be signed and transmitted by email.
14. Buyer and Seller agrees that Hurley Auctions and Hurley Real Estate and Auctions may collaborate on any aspect of this contract. The scope of collaboration shall include but is not limited to the negotiation, advertising, execution, sharing of resources, sharing of fees, and performance of any aspect whatsoever of the contract.



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** 361± Acres off of Birmingham Pike and Union Furnace Rd, Morris and Spruce Townships, Huntingdon County, PA
2 **SELLER** Nadine M Morrow Estate; David Morrow, Administrator, of 4309 Faircourt Drive, Valrico, FL 33596

3 INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW

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

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

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

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

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

COMMON LAW DUTY TO DISCLOSE

34 Although the provisions of the Real Estate Seller Disclosure Law exclude some transfers from the requirement of completing a disclo-
35 sure statement, the Law does not excuse the seller's common law duty to disclose any known material defect(s) of the Property in order
36 to avoid fraud, misrepresentation or deceit in the transaction. This duty continues until the date of settlement.
37

EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK

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

[Handwritten Signature] (ADM) DATE 11/25/24

43 Seller's Initials [Handwritten Initials] Date _____

SPD Page 1 of 11 Buyer's Initials _____ / _____ Date _____



COPYRIGHT PENNSYLVANIA ASSOCIATION OF REALTORS® 2021
rev. 3/21; rel. 7/21

Burley Real Estate and Auctions, 1900 Buchanan Trail East Greencastle PA 17225
Kaleb Burley Produced with Lone Wolf Transactions (zipform Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 Phone: 7175979180 Fax: www.burll.com



Buying Real Estate at auction is easy and fun. We are dedicated to providing the best possible experience for our buyers.

- Do your homework! Inspect the property and review the information packet. We want you to be comfortable and confident about your purchase.
- What does the term “Reserve” mean? Under a reserve auction, the auctioneer will submit the highest and best bid to the seller. The seller has the right to accept or reject that bid.
- What does the term “Absolute” mean? In an absolute auction, the property will be sold to the last and highest bidder regardless of price.
- Do I need to pre-qualify? No. We normally do not require any pre-qualification to bid. However, if you intend to obtain bank financing, the bank will require you to qualify for their loan. The deposit you make on auction day is not contingent upon financing. Financing information can be found within this packet.
- You will need a down payment as described in the general information section.
- The auction will begin promptly at the scheduled time. You should arrive at least 30 minutes early to register with our staff. You will need your driver’s license or another form of photo ID.
- Listen carefully to all announcements made on the day of the auction. Please ask any questions you may have.
- When the auction actually begins, the auctioneer will ask for bids. He will say numbers until someone in the crowd agrees to offer the amount asked for. For example, the auctioneer may ask for \$250,000 and he may need to come down to \$225,000 until somebody agrees to bid. At this point the auction begins and the bidding begins to go up. The auctioneer will call out the next bid he is looking for. If you are willing to pay that amount, simply raise your hand. There may be several people bidding at first, so don’t be shy—raise your hand. If you feel the auctioneer doesn’t see you, don’t be afraid to wave your hand or call out. Eventually everyone will drop out but one bidder. At this point, if the property reaches an amount approved by the seller, the property will be sold to the high bidder. If it doesn’t reach a price acceptable by the seller, the high bidder may then negotiate with the seller.
- If you are the winning bidder, you will then be declared the purchaser and will be directed how to finalize the sale by signing the sales agreement and paying the required down payment.
- It is the Buyer’s responsibility to schedule the settlement with the desired settlement company. If you need assistance in locating one near you, please let us know.



Acceptable Methods of Payment

1. **Cash** (payments of \$10,000 and above require completion of IRS Form 8300).
2. **Certified or Cashier's Check** payable to Hurley Auctions.
3. **Personal Check** accompanied by a **Bank Letter of Guarantee** (see sample below). Letter must read as follows and must be signed by an officer of the bank.
4. **Wire Transfer** | There is a \$30.00 wire fee added to all transactions paid by buyer. Please call our office for additional information.

Example Bank Letter of Guarantee:

Date: (Date of letter)

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

Re: (Full name of customer requesting Letter of Guarantee)

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

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

This guarantee will apply only to Hurley Real Estate and Auctions for purchases made on (Date of Sale) only. **NO STOP PAYMENTS WILL BE ISSUED.**

If further information is required, please feel free to contact this office.

Sincerely,

Name of Officer
Title
Bank & Location
Office Phone #



Purchasing a property at auction has never been easier!

In fact, each year real estate auctions become more and more popular. The following financial institution/mortgage companies are familiar with the auction process and have representatives available to pre-qualify and assist you in all your real estate auction financing needs.



AMY GARDENHOUR
VP - RESIDENTIAL MORTGAGE LENDER

(301) 800-5420
agardenhour@mrvbank.com
mrvbank.com/agardenhour


NMLS: 514737

Middletown Valley Bank | Mlend

First-Time Homebuyers Welcome!
Loan Programs Available For:

- Purchase
- Refinance
- Construction
- Jumbo
- Lot/Land

Member FDIC



Tracy A. Thomas
Mortgage Loan Originator, C.M.P.
Serving PA & MD

O 717-339-5176
C 717-830-0332
F 717-263-1766
tathomas@acnb.com

NMLS ID #631864 Member FDIC



FOR THOSE WHO WORK IN *acres*, NOT HOURS

Your time is most valuable in the field. Let us provide you with reliable financial services so you can stay focused on doing what you love.

Give us a call to speak with a member of our team today.



FARM CREDIT
888.339.3334 | HorizonFC.com

NMLS# 452721



Your path to homeownership starts here



Kimberly Bickers
Mortgage Originator
717-709-3408
kbickers@orrstown.com
NMLS # 131191

Expertise in:

- Residential properties
- Investment properties
- Hobby farms
- Homes with acreage up to 100 acres
- Fixed and adjustable rates
- Origination, processing, and underwriting are performed by local professionals.



ORRSTOWNBANK

Orrstown.com

Member FDIC 1-888-677-7869



Business LENDING & SERVICES

COMMUNITY STATE BANK FINANCES
LAND, FARMS, HOMES, CAMPS and
INVESTMENT REAL ESTATE IN A
MULTI-COUNTY AREA



MORE INFO

866-874-5552
www.CommunityState.Bank

Member FDIC
EQUAL HOUSING LENDER

Call us
TO DISCUSS YOUR BANKING NEEDS!



HURLEY
FARM & LAND REAL ESTATE

SETTLEMENTS

The following settlement companies are familiar with the auction process and have representatives available to assist you in all your real estate auction settlement needs.



Nathan C. Bonner — Title Agent

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

PLUS
SETTLEMENT SERVICES, INC.

When details matter, choose a settlement agency you can trust.

✉ closings@partnerwithaplust.com

🌐 www.partnerwithaplust.com

Visit one of our 3 convenient locations:

37 S. Main Street, Suite 101, Chambersburg, PA 17201 • 717.753.3620

201 S. 2nd Street, Suite 101, McConnellsburg, PA 17233 • 717.485.9244

17A W. Baltimore Street, Greencastle, PA 17225 • 717.593.9300





HURLEY
FARM & LAND REAL ESTATE

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.



**Your *land*,
your *legacy*,
sold *right*.**



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