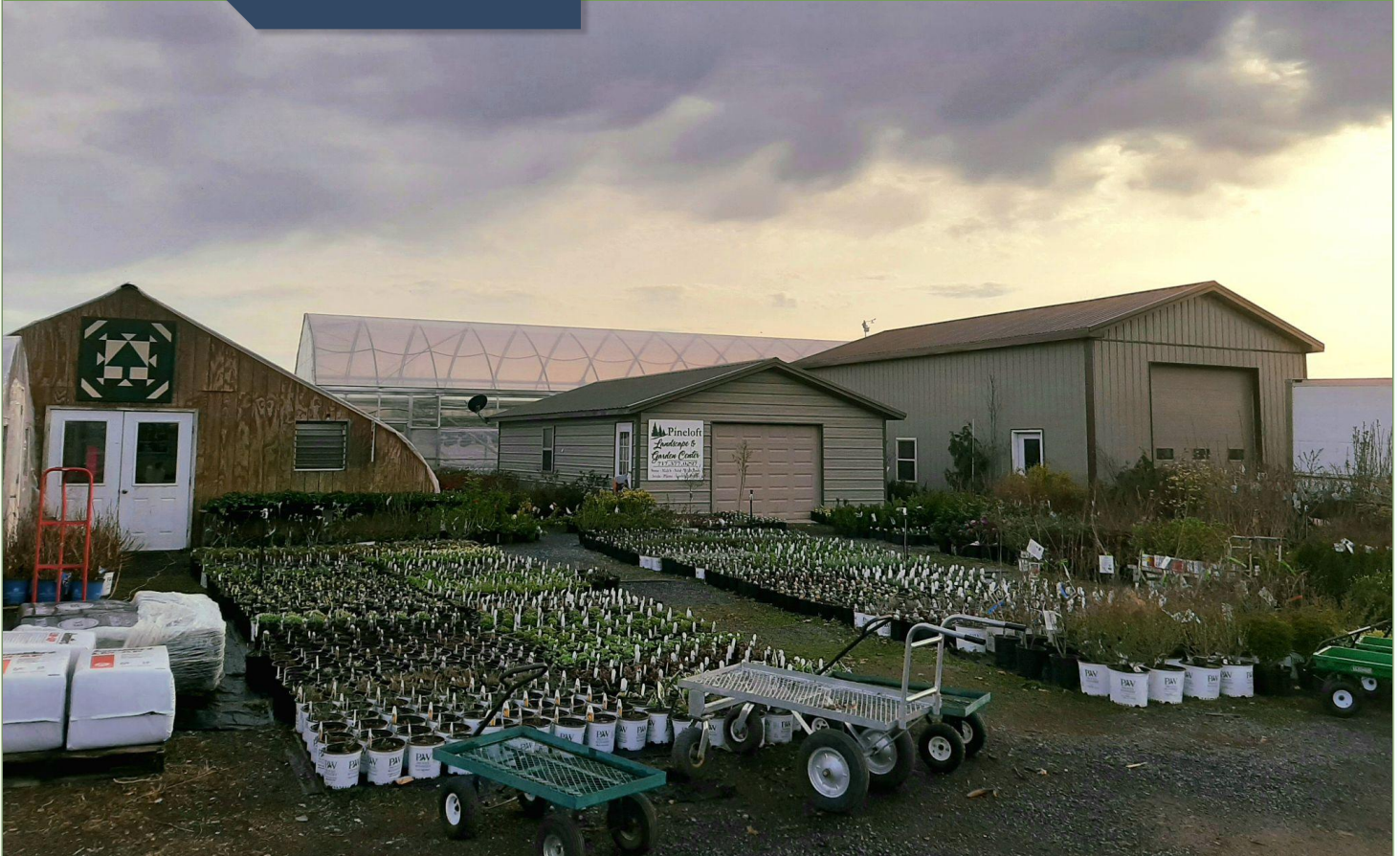


# HURLEY

REAL ESTATE & AUCTIONS



1814 Iron Bridge Road  
Hustontown, PA 17229

## BUSINESS OPPORTUNITY!

Pineloft landscape and Garden Center offered at sealed bid auction!  
An established turn key operation ready for new owners.

Sealed Bids Due: Wednesday, May 14, 2025 by 1pm

Open Houses: Wednesday, April 30, 2025, 12-1pm  
Wednesday, May 7, 2025, 12-1pm



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.

Sincerely,  
The Hurley Team

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



**Terms:** \$10,000 in certified funds day of auction. (See Payment & Financing page for detailed info.) Announcements made on the day of sale take precedence over all printed material. (See Payment & Financing page for detailed info.) 2% Buyers premium will be added to final bid price.

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

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

**General Information:** PINELOFT LANDSCAPE AND GARDEN CENTER WILL BE OFFERED AT SEALED BID AUCTION! The current owner is retiring and is ready to pass the business on to someone else. The business has been successfully functioning for 18 years and is the only full-service greenhouse and garden center in Fulton County, PA. Customers come from multiple states and counties! The business grows approx. 80% of its plants on the property and can grow up to 800 hanging baskets at once. Pineloft sells plants, vegetables, annuals, mums, perennials, greenhouse pots, potting soil and supplies, fruit trees, shrubbery, seeds, mulch, stone, coal, wood pellets, propane, diesel, and more! Possibilities for future growth are endless. Pineloft is also LIHEAP approved for pellets, firewood, propane, and coal, new owner would need to apply to become LIHEAP approved. The property includes 2.5± acres, 30x72 Harnois showroom greenhouse, 30x48 main greenhouse, 16x30 small greenhouse, 15x60 cold frame, 20x30 storefront, and 24x40 pole building with bathroom. Property also features a well and septic.

**Acreage:** 2.5± Acres

**County:** Fulton

**Zoning/Land Use:** Please call Fulton County

Planning 717-485-3717

**Taxes:** Approximately \$ 552

**Tax ID:** 08-07-015A-000

**Utilities:**

- Water: Well
- Sewer: Septic
- Heating: Propane- Wall Unit

**School District:** Forbes Road School District

**Local Hospital:** Fulton County Medical Center

**Included in the sale of the business:**

- 2.5± Acre property with improvements to include 30x72 Harnois Showroom Greenhouse, 30x48 Main Greenhouse, 16x30 Small Greenhouse, 15x60 Cold Frame, 20x30 Main storefront, 24x40 Pole Building, Well and Septic
- 2012 F550 Dump Truck w/ a recently replaced Ford 6.7 Engine, 4x4, 5,000 miles on the new engine, 36,000 mile transferable warranty. Used to deliver mulch products, stone, coal, firewood, and wood pellets up to 5 tons.
- Kubota L39 loader backhoe and pallet forks, 2122 hours w/ OROPS and shade canopy
- Damm Fogger, Nursery Carts, Concrete Barriers, Misc Equipment
- All inventory as of the day of the auction to include all storefront inventory, mulch, stone, coal, trees, shrubs, perennials, plants, greenhouse pots, potting soil and supplies
- Propane in (3) 500 gallon tanks, propane tanks owned by Hellers Gas
- Off Road Diesel in (2) 1,000 gallon tanks, tanks owned by SAC Bedford and leased at \$40 per month





08-07-015A

#08-07-015A  
THIS DEED,

2015 FEB 23 PM

PATTY SUDERS  
RECORDER OF DE  
FULTON COUNTY

Made the 14 day of February, in the year of our Lord tw  
thousand fifteen (2015).

BETWEEN: **MARTHA G. MOUNTZ**, widow,  
Grantor,

A N D **KEVIN L. MOUNTZ**  
Grantee,

WITNESSETH, that in consideration of One Dollar (\$1.00), in hand paid,  
the receipt whereof is hereby acknowledged, the said Grantor does  
hereby grant and convey to the said Grantee,

ALL her undivided one-half (1/2) interest in that certain tract or  
parcel of real estate, lying and being situate in Taylor Township,  
Fulton County, Pennsylvania, more particularly described as follows:

BEGINNING at a railroad spike (set) in the centerline of T-447;  
thence along the centerline of T-447, N 75° 20' 45" E 200.00 feet to a  
railroad spike;  
thence along lands now or formerly of Howard Henry and along lands now  
or formerly of Anthony R. Raia, S 09° 30' 00" E 544.50 feet to an  
iron pin (set);  
thence along lands now or formerly of Anthony R. Raia, S 75° 12' 12" W  
200.05 feet to an iron pin (set);  
thence continuing along lands now or formerly of Anthony R. Raia, N 09°  
30' 00" W 545.00 feet to a railroad spike in the centerline of T-  
447, the place of beginning.  
CONTAINING 2.5 acres, as per draft prepared by G & S Surveys, dated  
May 31, 1986, Plat No. GS-871, recorded in Fulton County Record Book  
124, Page 41.

BEING the same lands conveyed by Anna DiMarco and David DiMarco,  
husband and wife, to Kevin L. Mountz and Martha G. Mountz, by Deed  
dated November 17, 2011, recorded in Fulton County Record Book 548,  
page 683.

THIS transfer is exempt from realty transfer taxes as a transfer from  
mother to son.

AND the said Grantor hereby covenants and agrees that she will warrant  
SPECIALLY the property hereby conveyed.

**BK0589PG0182**



IN WITNESS WHEREOF, said Grantor has hereunto set her hand and seal the day and year first above written.

SIGNED, SEALED, AND DELIVERED  
IN THE PRESENCE OF

Meredith Selvoski

Martha G. Mountz (SEAL)  
MARTHA G. MOUNTZ

State of Pennsylvania

:  
:ss.

County of Cumberland

:

On this, the 14 day of February, 2015, before me, the undersigned officer, personally appeared MARTHA G. MOUNTZ, widow, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
MEREDITH SELVOSKI, Notary Public  
S. Middleton Twp., Cumberland County  
My Commission Expires December 10, 2018

Meredith Selvoski  
Notary Public  
My Commission Expires: 12/10/2018

Certificate of Residence

I do hereby certify that the precise residence and complete post office address of the within named Grantee is 187 Pinecroft Lane  
Houston town, Pa 17229

Dated: 2/23/2015, 2015.

[Signature]  
Attorney for Grantee





**HURLEY**  
REAL ESTATE & AUCTIONS

Hurley Real Estate and Auctions | 2800 Buchanan Trl E, Greencastle, PA 17225  
info@hurleyauctions.com | Auction Company License Number: AY002056  
Matthew S. Hurley, Broker: PA RM421467, MD 597462, WV WVB230300885

**HURLEYAUCTIONS.COM | 717-597-9100**

## CONDITIONS OF PUBLIC SALE OF REAL ESTATE | SEALED BID

The following are the terms and conditions of the offering for sale of the real estate situated at **Pineloft Landscape and Garden Center, 1814 Iron Bridge Rd, Hustontown, PA 17229** ("Real Estate").

### Included in the sale of the business:

- 2.5± Acre property with improvements to include 30x72 Harnois Showroom Greenhouse, 30x48 Main Greenhouse, 16x30 Small Greenhouse, 15x60 Cold Frame, 20x30 Main storefront, 24x40 Pole Building, Well and Septic
- 2012 F550 Dump Truck w/ a recently replaced Ford 6.7 Engine, 4x4, 5,000 miles on the new engine, 36,000 mile transferable warranty. Used to deliver mulch products, stone, coal, firewood, and wood pellets up to 5 tons.
- Kubota L39 loader backhoe and pallet forks, 2122 hours w/ shade canopy
- Damm Fogger, Nursery Carts, Concrete Barriers, Misc Equipment
- All inventory as of the day of the auction to include all storefront inventory, mulch, stone, coal, trees, shrubs, perennials, plants, greenhouse pots, potting soil and supplies
- Propane in (3) 500 gallon tanks, propane tanks owned by Hellers Gas
- Off Road Diesel in (2) 1,000 gallon tanks, tanks owned by SAC Bedford and leased at \$40 per month

1. Bidder shall submit this two page sealed bid ("Sealed Bid"), in compliance with the terms of sale for the real estate, to the offices of Hurley Real Estate & Auctions, 2800 Buchanan Trail East, Greencastle, PA 17225, no later than **1:00pm, EST**, prevailing time, on **Wednesday, May 14th, 2025** (the "Deadline"). Bids must be actually received no later than the Deadline. Each Bid must be accompanied by the following appropriate deposit of **\$10,000 in certified funds** in cash, cashier's check, certified check, or personal check at the discretion of the Auction Company payable to Hurley Real Estate & 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 open the bidding among the five (5) highest bidders at a live or online auction, to be held within seven (7) days of the review of the Bids, 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 or online auction among the five (5) highest bidders, such bidders will be notified of the date and time of same.
3. 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.
4. 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.
5. Real estate 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 all realty transfer taxes payable on the amount of the purchase price.
6. 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.
7. 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 situate upon the Real Estate. The Real Estate is being sold "As Is" at the time of the sale and settlement.



8. 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.
9. Seller is not aware of any environmental contamination on the land.
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.
12. This agreement shall survive closing.
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.

The undersigned Bidder offers to purchase the Real Estate and listed items located at Pineloft Landscape and Garden Center, 1814 Iron Bridge Rd, Hustontown, PA 17229

for the Bid Price of \$ \_\_\_\_\_  
 + 2% Buyers Premium of + \$ \_\_\_\_\_ (2% of Bid Price)  
 = the total Purchase Price of = \$ \_\_\_\_\_ (Bid Price + Buyers Premium)

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 here with the Deposit, in accordance with the terms hereof if the undersigned is awarded the contract to purchase the Real Estate.

The undersigned bidder(s) has printed its name(s) and address(es) below, and has signed this offer to purchase, to wit:

<i>Signature</i>	<i>Printed Name</i>	<i>Date</i>
------------------	---------------------	-------------

<i>Signature</i>	<i>Printed Name</i>	<i>Date</i>
------------------	---------------------	-------------

Bidder has had the opportunity to read and review this contract. Initial: \_\_\_\_\_ Initial: \_\_\_\_\_

**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.

<i>Signature</i>	<i>Printed Name</i>	<i>Date</i>
------------------	---------------------	-------------

<i>Signature</i>	<i>Printed Name</i>	<i>Date</i>
------------------	---------------------	-------------

Seller has had the opportunity to read and review this contract. Initial: \_\_\_\_\_ Initial: \_\_\_\_\_



***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 is a “Sealed Bid” auction? In a sealed bid auction, bids are submitted to the auctioneer until the deadline. Once the deadline arrives, the auctioneer will open the submitted bids and present them to the seller. The seller has the right to accept or reject the bids.
- 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.
- If you are the winning bidder, you will be contacted and declared the purchaser. You 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.




**COMMUNITY STATE BANK**  
ORBISONIA OFFICE

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

**Call our Lenders for an appointment:**

Rick Strait, NMLS# 649863	(814) 617-3013
Jordan Hurrell, NMLS# 2126111	(717) 250-9592
Dawn Snyder, NMLS# 770951	(814) 617-1519
Dan Nead, NMLS# 2127785	(814) 599-4449
Jessica Rosman, NMLS# 897779	(814) 617-3906
Chris Dunbar, NMLS# 1139494	(717) 250-3317

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---

**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**

---

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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.

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## Your path to homeownership starts here



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717-709-3408  
kbickers@orrstown.com  
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**Carley Miller**  
Mortgage Originator  
717-530-2612  
cmiller@orrstown.com  
NMLS # 1964956

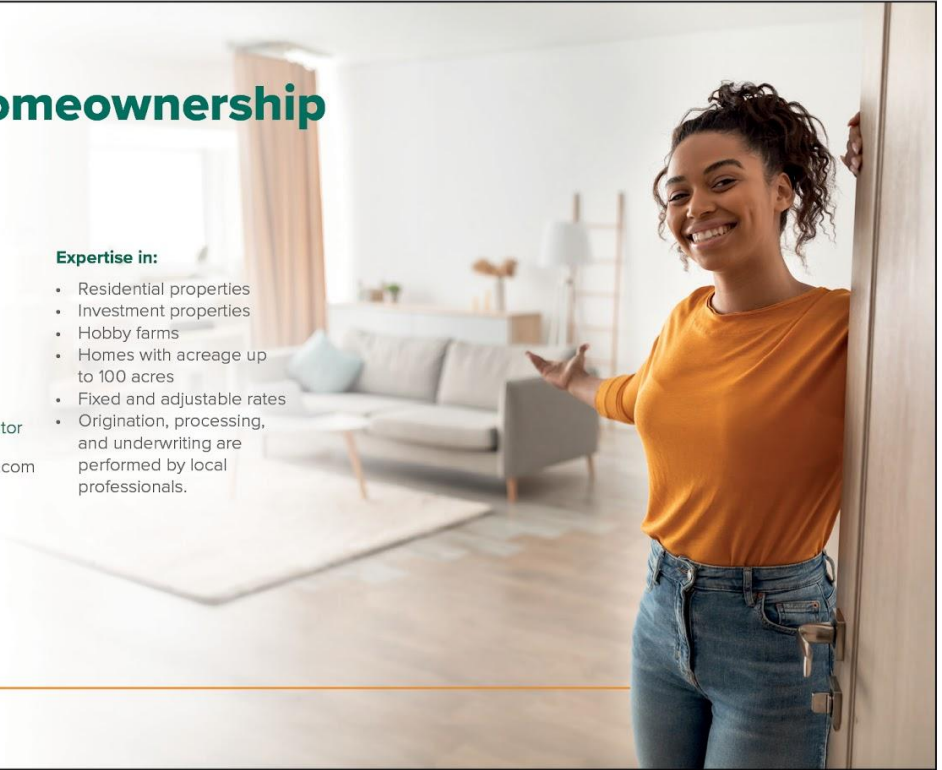
**Expertise in:**

- Residential properties
- Investment properties
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- Origination, processing, and underwriting are performed by local professionals.

**ORRSTOWNBANK**

Orrstown.com

Member FDIC  1-888-677-7869





*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 East Main Street  
Waynesboro, PA 17268  
(717) 762-1415 or (717) 263-5001  
nathan@buchanansettlements.com  
www.buchanansettlements.com



Lesa Davis

*Signature*  
**SETTLEMENTS**  
**TRI-STATE**<sup>LLC</sup>  
Licensed in MD, PA & WV  
1185 Mount Aetna Road  
Hagerstown, Maryland 21740  
Phone: 301-797-0600 Fax: 301-797-3511  
Cell: 301-471-4839  
lesadavis@tristatesettlements.com



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

✉ closings@partnerwithaplus.com

🌐 www.partnerwithaplus.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**  
REAL ESTATE & AUCTIONS

**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	<a href="mailto:clint@kullalaw.com">clint@kullalaw.com</a>



Real Estate Settlement Services, Inc.  
19 Fifth Avenue  
Chambersburg, PA 17201

717-446-0739  
717-446-0791 fax  
[info@keystonesettlements.net](mailto:info@keystonesettlements.net)

*Visit our website at [www.keystonesettlements.net](http://www.keystonesettlements.net)*



**HURLEY**  
REAL ESTATE & AUCTIONS

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.

Hurley Real Estate and Auctions is a family company built on the main mantra: helping hands for all lands. We are proud to extend our personal touch service, regional focus, and diverse experience as we earn the right to be your trusted auction partner.

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.



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