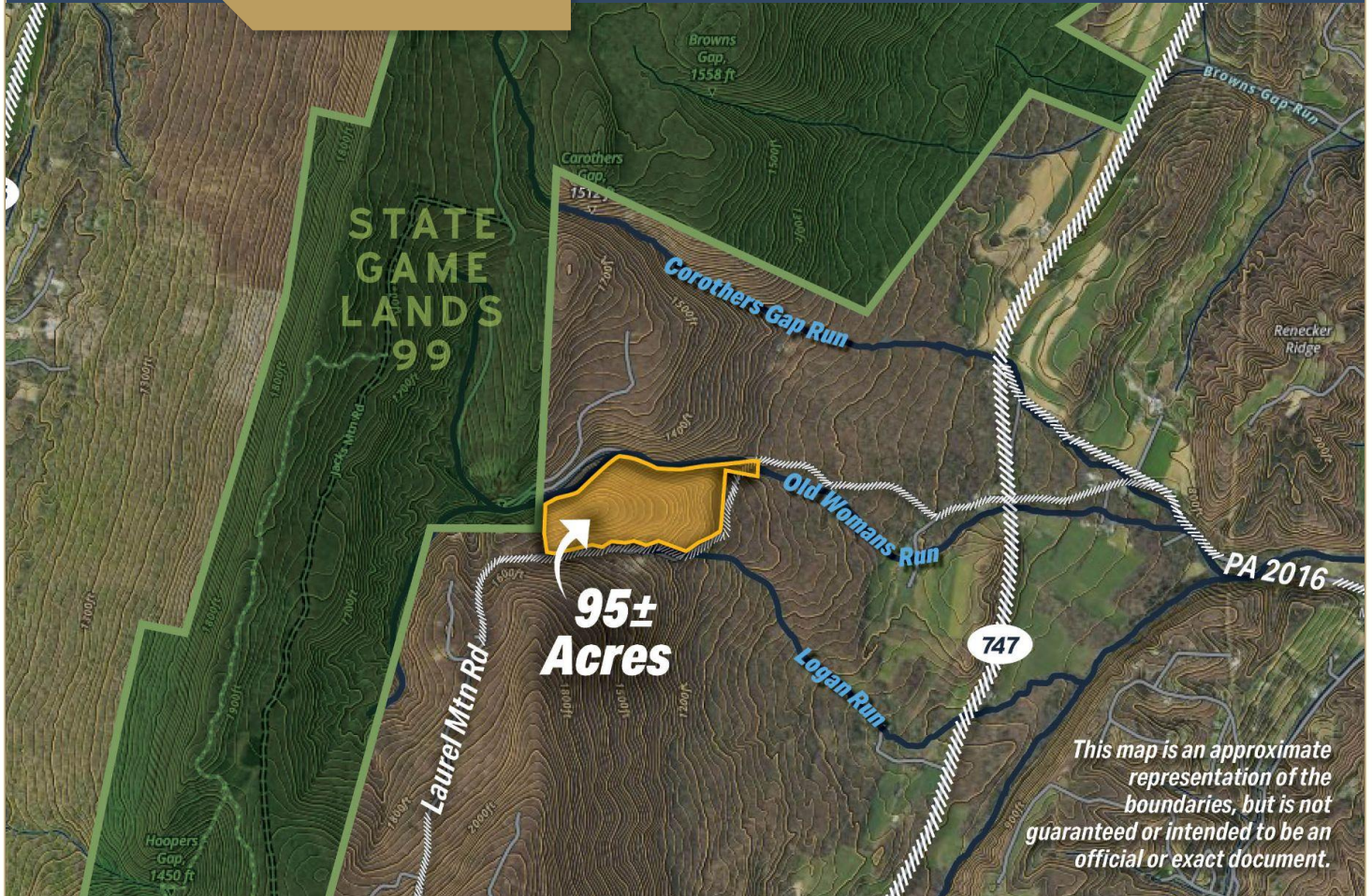


HURLEY

REAL ESTATE & AUCTIONS

2800 BUCHANAN TRL E | GREENCASTLE | PA 17225



95± Acres Laurel Mountain Rd, Three Springs, PA 17264

95± Acres Bordering State Game Lands 99!

Prime 95± acre wooded hunting and recreational property featuring approximately 500 feet of State Game Lands frontage, Old Womans Run, abundant deer, turkey, bear, and more!

Auction Date: Friday, September 11, 2026 @ 1pm

Open Houses: Saturday, August 29, 2026, 10am-12pm
Thursday, September 3, 2026, 3pm-5pm

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
- Survey
- Clean and Green
- Aerial
- Conditions of Public Sale
- 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 September 11, 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: \$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. 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: 95± ACRES OF WOODED LAND BORDERING STATE GAME LANDS 99! GREAT HUNTING w/ hunting season just around the corner! The property has approx. 500 feet of frontage with the State Game Lands! Old Womans Run flows through the property. The property is all wooded with tons of wildlife including deer, turkey, and bear! Just minutes from Three Springs, Orbisonia, and 522! Road frontage is on Laurel Mountain and Jacks Tower Rd. Come and make it your own private oasis! Property is in clean and green.

Acreage: 94.87± Acres

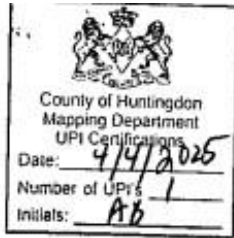
County: Huntingdon

Zoning/Land Use: Please call Huntingdon County
Planning at (814) 643-5091

Taxes: \$215.90

School District: Southern Huntingdon County

Local Hospital: Penn Highlands Huntingdon,
Fulton County Medical Center



RECORDED
04/04/2025 12:24:18 PM
Kelsey Dunn
Register and Recorder
Clerk of Orphans' Court
Huntingdon County, PA
Instrument: 2025-001130

Tax Map Number 11-06-01.2
Part of Tax Map Number 11-06-01.1

THIS DEED

MADE this 13th day of March, in the year of our Lord two thousand twenty five (2025),

John C. Ely and Lisa K. Ely, formerly known as Lisa K. Clymans, husband and wife, hereinafter referred to as "GRANTORS"

AND

Jesse A. Detweiler, Jr. and Lydia A. Detweiler, husband and wife, as tenants by the entirety, hereinafter referred to as "GRANTEES"

WITNESSETH, that in consideration of One and no/100 (\$1.00) Dollar, in hand paid, the receipt whereof is hereby acknowledged, the said grantors do hereby grant and convey to the said grantees, all those certain premises specifically hereinafter described on Schedule "A" hereto annexed, incorporated herein by reference thereto and made a part hereof, situate in the Township of Cromwell, County of Huntingdon and State of Pennsylvania.

AND, the said grantors do hereby covenant and agree to and with the said grantees, that the grantors, their heirs and assigns, shall and will warrant specially and forever defend the herein above described premises, with the hereditaments and appurtenances, unto the said grantees, their heirs and assign, against the said grantors and against every other person lawfully claiming or who shall hereafter claim the same or any part thereof through, by, from or under the grantors.

GRANTORS certify that no hazardous waste, within the meaning of the Solid Waste Management Act of 1980, is presently being disposed of or has ever been disposed of by



the Grantors or to the Grantors' actual knowledge in or upon the within described premises,

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals the day and year first above written.

WITNESS:

John C. Ely
John C. Ely

Lisa K. Ely
Lisa K. Ely

Lisa K. Clymans
Lisa K. Clymans
formerly known as

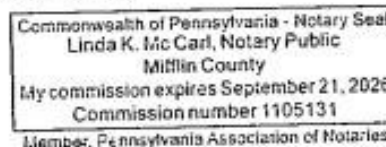
STATE OF PENNSYLVANIA

SS:

COUNTY OF MIFFLIN

This record was acknowledged before me on March 13, 2025, by John C. Ely and Lisa K. Ely, formerly known as Lisa K. Clymans.

Linda K. McCarl
Notary Public



I hereby certify that the precise residence of the within named grantees is:

99 Chrissman Drive, Allensville, PA 17002

Daniel Z. Lauer
Attorney for Grantees



SCHEDULE "A"

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Cromwell, County of Huntingdon and State of Pennsylvania, and being shown as Lot 2 on a Plan of Survey, prepared by John D. Young, dated October 31, 2024, and recorded among the records of Huntingdon County, Pennsylvania as Instrument Number 2025-0472.

BEGINNING at a found ½" rebar in stones along Laurel Mountain Road and along lands now or formerly of Three Springs Hunting Camp; thence along lands now or formerly of Three Springs Hunting Camp North 3°45'48" East 256.08' to a ½" rebar in stones;

Thence continuing along Three Springs Hunting Camp North 01°32'09" East 104.20' to a found stone pile S.G.L. Corner No. 29 along lands now or formerly of Pennsylvania Game Commission State Game Lands No. 99;

Thence along lands now or formerly of Pennsylvania Game Commission State Game Lands No. 99 North 23°40'41" East 503.36' to a found iron pin witness 25.00' from point;

Thence along lands now or formerly of John C. and Lisa K. Ely the following eleven courses and distances:

- 1) along a curve to the left having a chord bearing of North 58°20'35" East, a radius of 694.15', an arc length of 43.06' and a chord length of 43.05' to a point;
- 2) North 58°50'40" East 76.39' to a point;
- 3) along a curve to the right having a chord bearing of North 75°43'00" East, a radius of 218.00', an arc length of 138.17' and a chord length of 135.87' to a point;
- 4) North 88°56'44" East 103.50' to a point;
- 5) along a curve to the left with a chord bearing of North 74°07'13" East, a radius of 682.55', an arc length of 360.94' and a chord length of 356.75' to a point;
- 6) North 56°11'50" East 113.19' to a point;
- 7) North 59°54'52" East 241.70' to a point;
- 8) North 58°30'37" East 171.65' to a point;



9) thence along a curve to the right with a chord bearing of North $65^{\circ}36'58''$ East, a radius of 621.93', an arc length of 92.27' and a chord length of 92.19' to a point;

10) North $71^{\circ}49'00''$ East 109.55' to a point;

11) along a curve to the right with a chord bearing of South $87^{\circ}05'41''$ East, a radius of 350.20', an arc length of 187.05' and a chord length of 184.83' to a point in Jacks Tower Road;

Thence through Jacks Tower Road the following fifteen courses and distances:

1) South $68^{\circ}02'23''$ East 196.05' to a point;

2) along a curve to the right with a chord bearing of South $57^{\circ}18'39''$ East, a radius of 551.49', an arc length of 164.09' and a chord length of 163.49' to a point;

3) South $48^{\circ}20'52''$ East 121.89' to a point;

4) along a curve to the left having a chord bearing of South $63^{\circ}03'03''$ East, a radius of 385.07', an arc length of 176.71' and a chord length of 175.17' to a point;

5) South $74^{\circ}23'13''$ East 299.42' to a point;

6) along a curve to the left with a chord bearing of South $80^{\circ}08'38''$ East, a radius of 897.57', an arc length of 89.52' and a chord length of 89.48' to a point;

7) South $86^{\circ}33'56''$ East 225.83' to a point;

8) South $84^{\circ}46'47''$ East 101.45' to a point;

9) South $83^{\circ}50'04''$ East 159.43' to a point;

10) South $84^{\circ}50'24''$ East 198.66' to a point;

11) South $81^{\circ}54'03''$ East 258.99' to a point;

12) along a curve to the left having a chord bearing of South $85^{\circ}56'38''$ East, a radius of 396.46', an arc length of 79.65' and a chord length of 79.52' to a point;

13) North $89^{\circ}02'11''$ East 78.38' to a point;

14) along a curve to the right with a chord bearing of South $79^{\circ}38'03''$ East, a radius of 316.77', an arc length of 104.17' and a chord length of 103.70' to a point;

15) South $69^{\circ}27'54''$ East 64.06' to a point;



Thence South 78°10'40" West 55.77' to a point

Thence South 62°35'25" West 98.72' to a point;

Thence South 50°52'03" West 45.75' to a point;

Thence South 56°04'55" West 140.64' to a point;

Thence South 48°03'53" West 37.18' to a point;

Thence South 38°52'02" West 8.72' to a point;

Thence North 66°54'40" West 246.21' to a found ¼" iron pin;

Thence South 17°01'11" West 924.00' to a found ¼" iron pin;

Thence South 19°46'11" West 115.50' to a found ¼" iron pin along Laurel Mountain Road;

Thence along Laurel Mountain Road the following sixteen courses and distances:

1) South 71°00'09" West 186.84' to a found railroad spike;

2) South 77°32'46" West 247.50' to a found railroad spike;

3) South 69°02'46" West 280.50' to a ¼" found iron pin;

4) North 56°27'14" West 264.00' to a found railroad spike;

5) North 59°37'56" West 238.89' to a found railroad spike;

6) South 85°33'02" West 217.76' to a point;

7) North 63°57'05" West 110.11' to a point;

8) North 61°13'21" West 95.00' to a point;

9) North 82°07'19" West 184.80' to a point;

10) North 73°33'11" West 222.75' to a point;

11) South 69°43'41" West 176.24' to a point;

12) North 59°56'56" West 189.53' to a point;



13) South 88°12'30" West 97.81' to a found 20d nail;

14) North 89°20'56" West 418.26' to a point;

15) South 80°28'47" West 148.62' to a found 20d nail;

16) North 68°02'15" West 181.57' to the point and place of beginning.

Containing 94.871 acres.

UNDER AND SUBJECT to the rights of the 18' right of way known as Jacks Tower Road as shown on the Plan of Survey, prepared by John D. Young, dated October 31, 2024, and recorded among the records of Huntingdon County, Pennsylvania as Instrument Number 2025-0472.

UNDER AND SUBJECT to the rights of the right of way known as Laurel Mountain Road as shown on the Plan of Survey, prepared by John D. Young, dated October 31, 2024, and recorded among the records of Huntingdon County, Pennsylvania as Instrument Number 2025-0472.

ALSO UNDER AND SUBJECT to any easements and rights of way contained in prior deeds.

TOGETHER WITH the rights of the 18' right of way known as Jacks Tower Road, as shown on the Plan of Survey, prepared by John D. Young, dated October 31, 2024, and recorded among the records of Huntingdon County, Pennsylvania as Instrument Number 2025-0472.

TOGETHER WITH the rights of a right of way known as Laurel Mountain Road as shown on the Plan of Survey, prepared by John D. Young, dated October 31, 2024, and recorded among the records of Huntingdon County, Pennsylvania as Instrument Number 2025-0472.

BEING part of the same premises of which John C. Ely and Lisa K. Clemens, became seized by deed of Kenneth Cohenour and Mary L. Cohenour, husband and wife, dated February 20, 2002, and recorded in the Huntingdon County Recorder's Office in Deed Book 604, Page 1.



BK 623PG0109

**AMENDED APPLICATION
FOR REALESTATE TAX PURPOSES
UNDER ACT 319 OF 1974 & ACT 156 OF 1998
"CLEAN & GREEN"**

ENTERED
HUNTINGDON COUNTY
PENNSYLVANIA

H.C. Assessment Office
JUL 30 9 11 AM '02
182

JANET E. HARKS
RECORDER OF DEEDS

TOWNSHIP/BORO Cromwell

PARCEL NUMBER # 11-06-01.1.

1. Name: ELY JOHN C.
(Last) (First) (M.I.)

Name: CLYMAN LISA K.
(Last) (First) (M.I.)

2. Mailing Address: RD 1 Box 848 WHITE Rd. HUNTINGDON
(Street, RD. or Box #) (County)

THREE SPRINGS PA. 17264
(City) (State) (Zip Code)

814-447-5618
(Phone)

3. The land for which application is being made is owned by (a) (an) (Check one):
A. Individual ☒ B. Partnership ☒ C. Corporation _____
D. Association _____ E. Cooperative _____ F. Other (explain) _____

4. Is this parcel ten (10) contiguous acres or more in size? Yes ☒ No _____

5. If this parcel is less than ten (10) acres, can you verify that the land is devoted to agricultural use, and will generate an annual gross income of \$2,000? (Proof of the income will be required on a yearly basis.)
Yes _____ No _____

6. If this parcel has open tillable land, is it now devoted to Agriculture Use, and has it been in use as such for the past 3 years?
Yes _____ No ☒

7. If this parcel has forestland, is the land stocked with trees of any size, and is it capable of producing wood products in excess of twenty-five (25) cubic feet per acre per year?
Yes ☒ No _____

8. Is the land in this application leased for minerals? Yes _____ No ☒

9. If you have documentation supporting soil types or timber types, such as a conservation plan or a forestry management plan, please supply copies of this information with your application. This is not, however, a requirement for submitting an application.

10. Do you understand when this application is approved, the parcel will remain in the program, even if an ownership change is recorded, until the landowner changes the land use and will then be subject to roll back taxes according to the act?

Yes ☒ No _____

006030



BK 623PG0110

The applicant hereby agrees, subject to approval of this application, that they or a designated representative will submit, advise or notify the county assessment office, in writing, within thirty (30) days, of a proposed change of use of the land, or conveyance of land. The undersigned declares this application including all accompanying schedules and statements has been examined and to the best of their knowledge and belief is true and correct. Furthermore, they agree to pay any fees imposed or required by the county associated with the application.

Signature John C. Ely Date 3-8-02
 Signature Lisa K. Clymans Date 3-8-02
 Signature _____ Date _____
 Signature _____ Date _____

Acknowledgment by individual(s)

COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF Huntingdon

On this 8 day of March, 2002, before me, the undersigned officer, in and for said county and state, personally appeared
John C. Ely and Lisa K. Clymans

_____ known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledge that he/she/they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Notarial Seal
 Cynthia A. Cohenour, Notary Public
 Cromwell Twp., Huntingdon County
 My Commission Expires Mar. 14, 2005
 Member, Pennsylvania Association of Notaries

Cynthia A. Cohenour
 Signature of notary public or other officer authorized to administer oaths.

FOR OFFICIAL USE ONLY

An official of the Huntingdon County Assessment Office will complete the information within this block.

Approved for: Agriculture Use _____ Agriculture Reserve _____
 Forest Reserve ✓

Approved By Kenneth J. Tuck Date 5-6-02
 (Chief Assessor)

Disapproved _____
 I hereby CERTIFY that this instrument is recorded in the Recorder of Deeds Office of HUNTINGDON COUNTY, PENNSYLVANIA.
 Application Record Book # 6004 Page # 001 Date 2-20-02
 Application Record Book # _____ Page # _____ Date _____



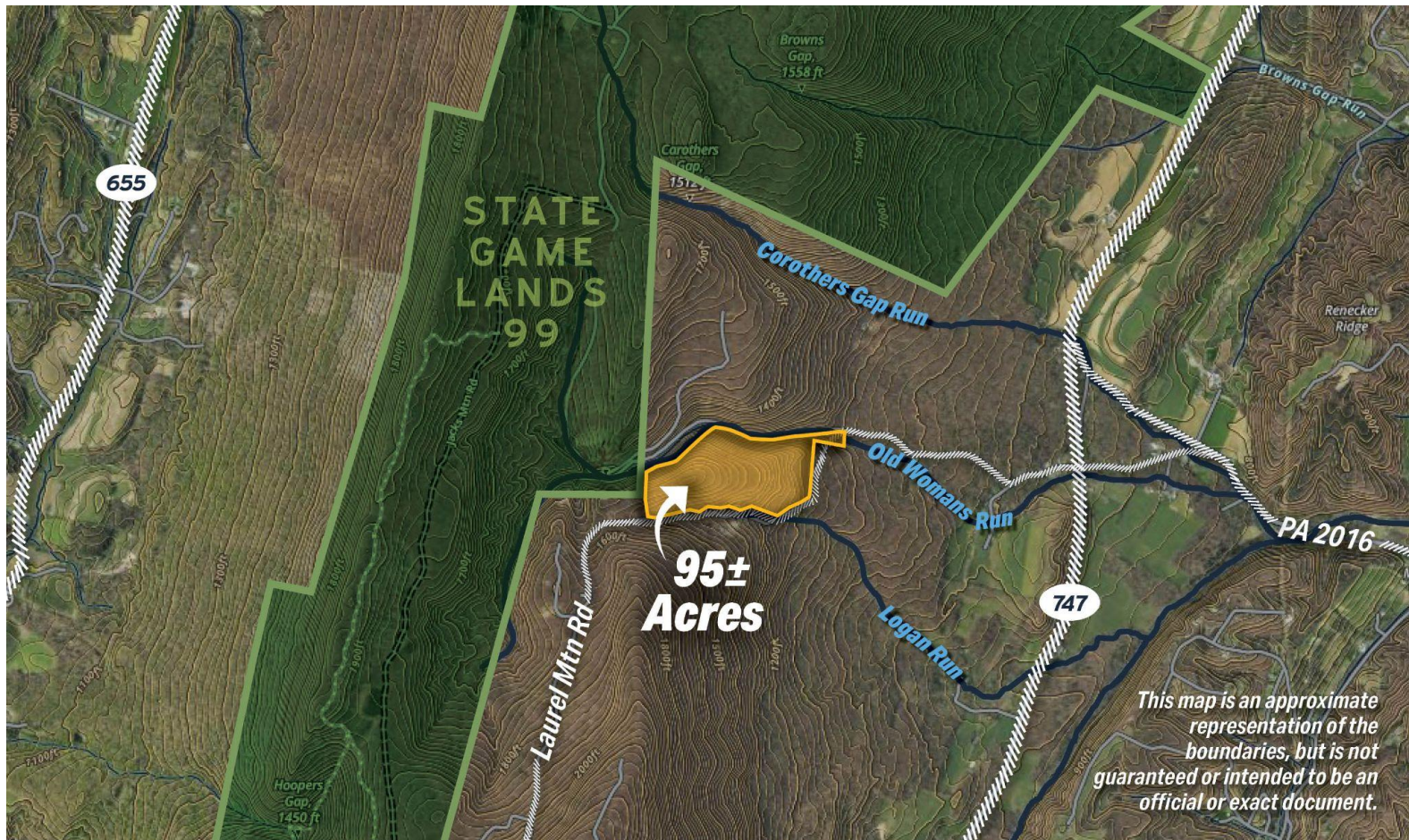
Janet E. Hanks
 Janet E. Hanks
 Recorder of Deeds

JUL 30 2002
 Recorded _____
 Janet E. Hanks, Recorder of Deeds



HURLEY
FARM & LAND REAL ESTATE

AERIAL





OWNED BY:

Jesse A. and Lydia A. Detweiler

LOCATED AT:

95± Acres Laurel Mountain Rd, Three Springs, PA 17264

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** | \$10,000 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 **November 10, 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.



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 #



HURLEY
FARM & LAND REAL ESTATE

FINANCING

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.



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



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Christina Ocharzak
301-491-4544
NMLS ID 1299735

 EQUAL HOUSING LENDER

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VP - RESIDENTIAL MORTGAGE LENDER

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agardenhour@mvpbank.com
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Matthew Hurley, Broker: PA RM421467; MD 597462; WV WVB230300885
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