

HURLEY

REAL ESTATE & AUCTIONS

2800 BUCHANAN TRL E | GREENCASTLE | PA 17225



10068 Harry Byrd Hwy, Berryville, VA 22611

Excellent 80± Acre Farm in Berryville, VA!

Historic 80± acre farm featuring a stone home dating to the early 1800s, approximately 30 acres of productive tillable land, multiple outbuildings, excellent hunting, and outstanding agricultural, recreational, investment potential, and more!

Auction Date: Friday, September 18, 2026 @ 1pm

Open Houses: Saturday, August 29, 2026, 10am-12pm
Thursday, September 10, 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
- Survey
- 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 September 18, 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: \$25,000 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: EXCELLENT 80± ACRE FARM IN BERRYVILLE, VIRGINIA! This outstanding farm offers a rare opportunity to own a productive farm steeped in American history. The property features a stone home originally constructed in the early 1800s by Revolutionary War veteran Carter B. Chandler. During the 1864 Battle of Berryville, the home served as a Confederate field hospital, and many original historic features remain intact. While the residence is in need of restoration, it offers tremendous potential to become a remarkable private estate, historic retreat, or showcase residence. The farm includes approximately 30 acres of fertile tillable land currently utilized for hay production. The land is well suited for crops, livestock, horses, and a variety of agricultural uses, with potential to create additional tillable acreage. Numerous outbuildings complement the property, including barns and an equipment building. Outdoor enthusiasts will appreciate the excellent hunting opportunities with abundant deer and turkey populations. The diverse landscape provides an attractive blend of productive farmland, wooded habitat, and recreational appeal. Ideally located with extensive frontage along Route 7, Trapp Hill Road, and Kimble Road, the property offers outstanding accessibility while remaining convenient to Winchester, Leesburg, Northern Virginia, and surrounding areas. Whether you're seeking a working farm, historic homestead, hunting property, or long-term investment, this exceptional 80± acre farm offers endless possibilities.

Year House Built: 1820

Acreage: 79.84± Acres

County: Clarke

Zoning/Land Use: Please call Clarke County

Planning-Zoning at (540) 955-5132

Taxes: Approximately \$3,443

Tax ID: 7-A--77

Utilities:

- Water: Well
- Sewer: Cesspool
- Heating: Electric Steam Boiler
- Cooling: None

School District: Clarke County Public Schools

Local Hospital: Winchester Medical Center



BOOK **336** PAGE **132**

THIS DEED made and dated this 21st day of September, 2001, by and between **THELMA H. ALGER**, by her attorney-in-fact, **Fred H. Alger, Jr.**, party of the first part, hereinafter called the Grantor; and **FRED H. ALGER, JR.** and **JANET C. ALGER**, his wife, parties of the second part, hereinafter called the Grantees.

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor do hereby grant and convey, with general warranty of title, unto the Grantees, in fee simple absolute, as tenants by the entirety, with common law right of survivorship, her life estate in the one-fourth (1/4) undivided interest of Carol A. Kreiser, and her life estate in the one-fourth (1/4) undivided interest of Fred H. Alger, Jr., in and to the following property:

All that certain lot or parcel of land, together with the improvements thereon and the appurtenances thereunto belonging, situate on the north side of Virginia Route No. 7 and on both the east and west sides of Virginia Route No. 653 in Longmarsh Magisterial District, Clarke County, Virginia, known as Woodlawn Farm, containing 156.05 acres, more or less.

LESS AND EXCEPT all that certain lot or parcel of land, together with the improvements thereon and the appurtenances thereunto belonging, situate on the southeast side of Road No. 653 in Longmarsh Magisterial District, Clarke County, Virginia, containing 2.000 acres and more particularly described on plat of survey of David M. Furstenau, L.S., dated September 17, 2001, of record in the Clerk's Office of the Circuit Court of Clarke County, Virginia, in Deed Book 376 at Page 125.

By survey the acreage herein conveyed is 154.4291 acres, reference being made to plat of survey of David M. Furstenau, L.S., dated December 2, 1987, as to a 45.1921 acre parcel of record in the aforesaid Clerk's Office in Deed Book 184 at Page 333, and his survey dated April 17, 1988, as to the 109.237 acre parcel, attached to deed dated September 18, 2001 from

WITNESSETH, 9/25/2001



BOOK 336 PAGE 133

Carol A. Kreiser to Fred H. Alger, Jr. *et ux*, recorded in the aforesaid Clerk's Office simultaneously with this instrument.

AND BEING the remaining portion of the same property conveyed to E.C. Helvestine and Katie Ginn Helvestine by deed from Florence C. Harnsberger, *et als* dated May 15, 1919 and recorded in Deed Book 12 at Page 38 in the aforesaid Clerk's Office. The said Katie Ginn Helvestine died intestate, leaving E. C. Helvestine and Thelma Helvestine (now Thelma H. Alger) as her sole heirs at law. The said E. C. Helvestine died on September 29, 1955 and by his Will probated on October 14, 1955 in Will Book P at Page 194 in the aforesaid Clerk's Office he devised his real property to Fred H. Alger and Thelma H. Alger for life, with remainder to their children, who are Fred H. Alger, Jr. and Carol A. Kreiser. The said Fred H. Alger died on January 24, 1977, leaving as his sole heirs Thelma H. Alger, Fred H. Alger, Jr. and Carol A. Kreiser.

Reference is made to the aforesaid instruments for a more particular description of the property herein conveyed.

This conveyance is made subject to all easements, rights of way and restrictions of record affecting the subject property.

The Grantor, Thelma H. Alger, specifically excludes from this conveyance her one-half (1/2) undivided interest in the property conveyed.

The Grantor does hereby covenant that she has the right to convey to the Grantees; that the Grantees shall have quiet and peaceable possession of the said property, free from all liens and encumbrances; and she will grant such further assurances of title as may be requisite.

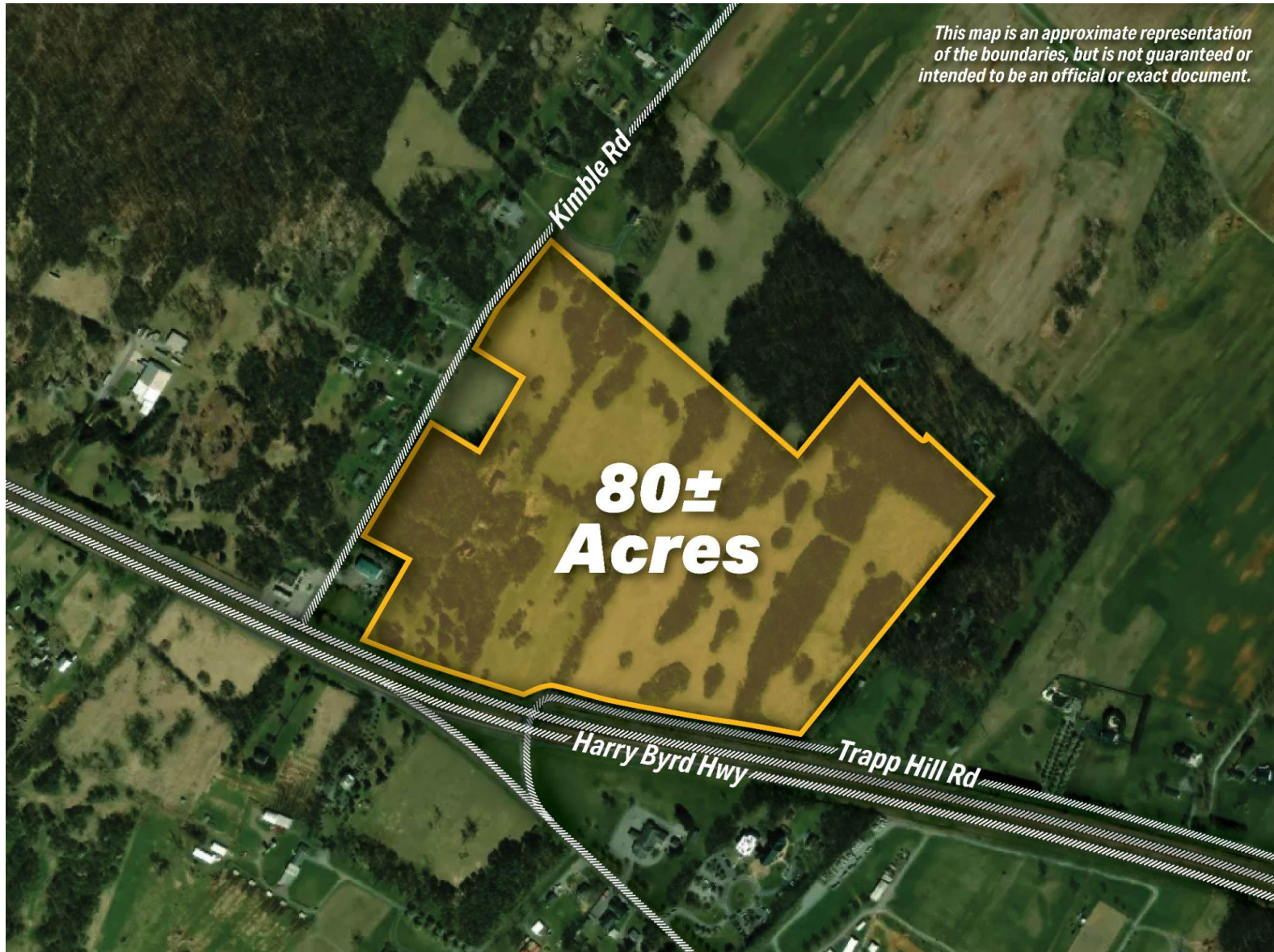
WITNESS the following signature and seal:

Thelma H. Alger, by her Attorney in Fact,
Fred H. Alger Jr. (SEAL)
THELMA H. ALGER, by her
Attorney-in-Fact, Fred H. Alger, Jr.



HURLEY
FARM & LAND REAL ESTATE

AERIAL





17B	Hagerstown-Opequon-Rock outcrop complex, 3 to 15 percent slopes
47B	Swimley-Hagerstown silt loams, rocky, 3 to 8 percent slopes
33B	Pagebrook silty clay loam, 0 to 7 percent slopes
43C	Rock outcrop-Opequon complex, 3 to 45 percent slopes



OWNED BY:

Fred H. Alger Jr and Janet Creager Alger

LOCATED AT:

10068 Harry Byrd Hwy, Berryville, VA 22611

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** | \$25,000 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 17, 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 Clarke 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.



Virginia Real Estate Board
https://www.dpor.virginia.gov/Consumers/Disclosure_Forms/

**RESIDENTIAL PROPERTY DISCLOSURE STATEMENT
SELLER AND PURCHASER ACKNOWLEDGEMENT FORM**

The Virginia Residential Property Disclosure Act (§ 55.1-700 et seq. of the *Code of Virginia*) requires the owner of certain residential real property—whenever the property is to be sold or leased with an option to buy—to provide notification to the purchaser of disclosures required by the Act and to advise the purchaser that the disclosures are listed on the Real Estate Board webpage.

Certain transfers of residential property are excluded from this requirement (see § 55.1-702).

**PROPERTY ADDRESS/
LEGAL DESCRIPTION:**

10068 Harry Byrd Hwy, Berryville, VA 22611

The purchaser is advised of the disclosures listed in the **RESIDENTIAL PROPERTY DISCLOSURE STATEMENT** located on the Real Estate Board webpage at:

https://www.dpor.virginia.gov/Consumers/Residential_Property_Disclosures

The owner(s) hereby provides notification as required under the Virginia Residential Property Disclosure Act (§ 55.1-700 et seq. of the *Code of Virginia*) and, if represented by a real estate licensee as provided in § 55.1-712, further acknowledges having been informed of the rights and obligations under the Act.


Owner

4/20/26
Date


Owner

4/20/26
Date

The purchaser(s) hereby acknowledges receipt of notification of disclosures as required under the Virginia Residential Property Disclosure Act (§ 55.1-700 et seq. of the *Code of Virginia*). In addition, if the purchaser is (i) represented by a real estate licensee or (ii) not represented by a real estate licensee but the owner is so represented as provided in § 55.1-712, the purchaser further acknowledges having been informed of the rights and obligations under the Act.

Purchaser

Date

Purchaser

Date

DPOR rev 07/2021



VIRGINIA ASSOCIATION OF REALTORS®
DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT
LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS
(Purchase)



This disclosure applies to the property(ies) in the City or County of Clarke and is described as follows:
10068 Harry Byrd Hwy, Berryville, VA 22611

Lead Warning Statement:

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Sellers' Disclosures (each Seller initial in each space and check the appropriate box after each space)

JA

(a) Presence of lead-based paint hazards (check one below):



Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.



Known lead-based paint and/or lead-based paint hazards are present in the housing: (Explain): _____

JA

(b) Records and reports available to the seller (check one below):



Seller has no reports or records pertaining to lead-based paint and/or lead-based hazards in the housing.



Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the housing (list documents): _____

Purchasers' Acknowledgments (each purchaser initial in each space and check the appropriate box after space (e))

CP

(c) Purchaser has received copies of all information listed above.

(d) Purchaser has received the pamphlet "Protect Your Family From Lead in Your Home."

(e) Purchaser has (check one below):



Received a 10-day opportunity (or mutually agreed-upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or



Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based and/or lead-based paint hazards.

Agents' Acknowledgments (each agent involved in this transaction initial in the appropriate space)

MSA

(f) Seller's agent (listing agent) has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure seller's compliance therewith.

(g) Seller's agent (subagent) has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure seller's compliance therewith.

(h) Purchaser's agent (if agent will receive any compensation from seller or seller's agent) has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure seller's compliance therewith.

Certification of Accuracy

The following parties have reviewed the information above and certify that, to the best of their knowledge, the information provided by the signatory is true and accurate.

4/20/2016 Janet Greengard
Date Seller

Date Purchaser

4/20/2016 Fred W. Algen Jr.
Date Seller

Date Purchaser

Date Agent

Date Agent



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.



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O 717-339-5176
C 717-830-0332
F 717-263-1766

tathomas@acnb.com

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NMLS: 452721



Christina Ocharzak
301-491-4544
NMLS ID 1299735

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FINANCING



Going once... Going twice...

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Before you bid – call me.



Michelle Rebok

Originating Branch Manager | NMLS475194
Licensed in MD, PA & SC



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M 717.729.1415 | D 717.398.3781



michelle.rebok@ccm.com



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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



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

✉ closings@partnerwithaplust.com

🌐 www.partnerwithaplust.com

Visit one of our 3 convenient locations:

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210 Lincoln Way West, 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



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Washington County | 1025 Mt. Aetna Rd. Hagerstown, MD 21740 | 301-739-1222 | hagerstown@ottrocks.com

Frederick County | 5900 Frederick Crossing La., Frederick, MD 21704 | 301-695-1880 | frederick@ottrocks.com

Signature
SETTLEMENTS, LLC
T R I - S T A T E



Lesa N. Davis | 301-471-4839 | LesaDavis@TriStateSettlements.com

TriStateSettlements.com | 301-797-0600 | 1185 Mt Aetna Rd, Hagerstown, MD 21740

Tri-State Signature Settlements is a full service title company specializing in residential and light commercial closings in all counties in the State of Maryland, Pennsylvania and West Virginia.

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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