

HURLEY

REAL ESTATE & AUCTIONS

2800 BUCHANAN TRL E | GREENCASTLE | PA 17225



51.35+/- Acres at 212 Id Van Metre Rd, Kearneysville, WV 25430

OFFERED IN 3 TRACTS, COMBINATIONS, AND AS A WHOLE!

SEALED BID AUCTION!

Excellent vacant land with unlimited potential. Extensive road frontage on Id Van Metre Rd, Short Rd, and Charlestown Rd, with public utilities available!

Sealed Bids Due By: Thursday, September 17, 2026 @ 1pm

**Open Houses: Wednesday, September 2, 2026, 12-2pm
Wednesday, September 9, 2026, 2-4pm**

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

HURLEYAUCTIONS.COM | 717-597-9100





Dear Prospective Buyer,

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

- General Information
- Deed
- Aerial
- Conditions of Public Sale
- Disclosures
- How to Buy Real Estate at Auction
- Methods of Payment
- Financing Available
- Settlement Companies

If you have any questions after reviewing this report, please don't hesitate to call any time. Sealed bids are due by September 17, 2026 at 1pm.

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: A certified earnest money deposit must accompany each sealed bid. If bidding on the property as a whole, a \$20,000 certified earnest money deposit is required. If bidding on individual tracts, the required deposits are \$10,000 for Tract 1, \$7,500 for Tract 2, and \$2,500 for Tract 3. If a bid is not accepted, the earnest money deposit will be promptly returned. Balance due in 60 days. A 2% buyer's premium will be added to the final bid price.

Bids may be delivered to the offices of Hurley Real Estate and Auctions - 2800 Buchanan Trl East, Greencastle, PA 17225 or emailed to info@hurleyauctions.com

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

Buyer possession: Buyer will have immediate possession upon closing.

General Information:

Tract 1: INCREDIBLE 43.5± ACRE PROPERTY IN KEARNEYSVILLE, WV! This exceptional property offers outstanding potential for a wide range of uses, including residential or commercial development, a private estate, recreational use, hunting, and more. Ideally located, the property features extensive road frontage on Short Rd and Id Van Metre Rd, is approximately 650 feet from Charlestown Rd, less than 1,000 feet from Rt. 9 bypass, and just 6 miles from I-81. The property is surrounded by established businesses and growing residential development, with Sheetz, Quality Inn, Subway, self-storage facilities, and numerous other amenities located just a few hundred feet away. The property is also conveniently located just ½ mile from the Veterans Affairs Medical Center, adding to its strong location and future potential. Public water and sewer are available to the property; however, extensions may be required to reach the property. Whether you're looking to invest, develop, or create a private retreat, this is a rare opportunity to own a versatile tract of land in one of the area's most desirable and rapidly growing locations.

Tract 2: INCREDIBLE 5.85± ACRE PROPERTY IN KEARNEYSVILLE, WV! This exceptional property offers outstanding potential for a wide range of uses, including commercial development, residential development, a private estate, investment, recreation, and more. Ideally located, the property features approximately 650 feet of frontage on Charlestown Rd and offers excellent visibility in one of the area's fastest-growing locations. Conveniently situated just minutes from Rt. 9, approximately 6 miles from I-81, and only ½ mile from the Veterans Affairs Medical Center, this property provides easy access and strong surrounding demand. The property is surrounded by established businesses and expanding residential communities, with Sheetz, Quality Inn, Subway, self-storage facilities, and numerous other commercial businesses located nearby. Several residential developments are located directly across the road, further adding to the property's potential. Public water and sewer are available to the property. Whether you're looking to develop, invest, or build, this is a rare opportunity to own a prime piece of real estate in a high-growth area with outstanding potential.



General Information:

Tract 3: BEAUTIFUL 2± ACRE PROPERTY IN KEARNEYSVILLE, WV! This excellent property offers a great opportunity for a variety of potential uses, including a private homesite, commercial use, recreational use, and more. Featuring road frontage on Id Van Metre Rd, this parcel provides a peaceful setting while still being conveniently located near local amenities, schools, businesses, and major roadways. Public water and sewer are available; however, extensions may be required to reach the property. With ample space for a home, yard, or outdoor enjoyment, this property offers excellent potential in a desirable and growing area. Don't miss this opportunity to own a beautiful piece of land with endless possibilities.

County: Berkeley

Zoning/Land Use: Please call 304-264-1963

Taxes: Tract 1: Approx \$1,849 (01 17A0001000000000), **Tract 2:** Approx \$249 (01 17A000200010000), **Tract 3:** Approx \$68 (01 17A000100010000)

Utilities:

- **Water:** Public Water is Available, however the lines may need extended. Please contact Berkeley County Water District - (304) 267-4600
- **Sewer:** Public Sewer is Available, however the lines may need to be extended. Please contact Berkeley County Sewer District

School District: Berkeley County Schools

Local Hospital: Berkeley Medical Center



24721

DEED

THIS DEED, made and entered into this 22nd day of July, 2004, by and between **M. BARRY TALLENT, Successor Trustee of that Trust dated August 11, 1993**, party of the first part and hereinafter referred to as **GRANTOR**; and **M. BARRY TALLENT and MARION B. TALLENT, JR.**, as tenants in common, parties of the second part and hereinafter referred to as **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 all of which is hereby acknowledged, the said Grantor, **M. BARRY TALLENT, Successor Trustee of that Trust dated August 11, 1993**, does hereby grant and convey unto the said Grantees, **M. BARRY TALLENT and MARION B. TALLENT, JR.**, as tenants in common, with covenants of special warranty, all of the following tracts or parcels of real estate, together with the improvements thereon and the appurtenances thereunto belonging, situate, lying and being in Arden District, Berkeley County, West Virginia, and more particularly bounded and described as follows:

PARCEL NO. 1

That certain lot or parcel of real estate, situate, lying and being in Arden District, Berkeley County, West Virginia, and more particularly described as follows:

Beginning at a post on the northerly side of W.Va. Route No. 9/26 corner to Keller; thence with the line of said Keller N. 17½° E. 33.9 poles to a post corner to said Keller and Spiker; thence with the line of said Spiker S. 81° W. 8 poles to a post corner to said Spiker; thence running another line with said Spiker in part and then with Seibert N. 9¼° W. 110.7 poles to a post corner to said Seibert and the Pleasant View Cemetery Association; thence with the line of said Pleasant View Cemetery Association S. 83° W. 26.6 poles to a post corner to said Pleasant View Cemetery Association and W.Va. Route No. 9/19; thence with the line of said W.Va. Route No. 9/19 S. 7° E. 1.7 poles to a post corner to said W.Va. Route No. 9/19; thence running another line with said W.Va. Route No. 9/19 S. 83° W. 16.7 poles to a post corner to said W.Va. Route No. 9/19 and Myers; thence with the line of said Myers S. 9° E. 20.7 poles to a post corner to said Myers; thence running another line with said Myers S. 85° W. 13.7 poles to a post corner to said Myers and said W.Va. Route No. 9/19; thence with the line of said W.Va. Route No. 9/19 S. 12½° E. 117.4 poles to a post corner to said W.Va. Route No. 9/19 and said W.Va. Route No. 9/26; thence with the line of said W.Va. Route 9/26 N. 87½° E. 41.6 poles to the beginning, and containing an area of 45 acres, more or less, as shown on the certain plat made by Stephen Wiswell, surveyor, dated October 8, 1960, and recorded with that deed hereinafter referenced.



Saving and Excepting, however, that certain parcel of said real estate described in that certain deed from W.H. Myers, et al., to Mary C. Copenhaver, dated April 1, 1896, and recorded in the aforesaid Clerk's office in Deed Book No. 94, at page 187, as "about one-half acre for a graveyard", and which said one-half acre, more or less, was specifically excepted from said property described above.

AND BEING the same real estate conveyed to Marion B. Tallent, Sr., Trustee of that Trust dated August 11, 1993, from Marion B. Tallent, Sr., Widower, by deed dated August 11, 1993, and recorded in the Office of the Clerk of the County Commission of Berkeley County, West Virginia, in Deed Book No. 515, at page 573.

This conveyance is made subject to the following easements or rights-of-way, to-wit:

(1) Mary C. Copenhaver to The Chesapeake and Potomac Telephone Company of West Virginia to construct, operate and maintain poles, by deed dated May 19, 1931, and recorded in the aforesaid Clerk's Office in Deed Book No. 156, at page 161;

(2) Mary C. Copenhaver, widow, to The Northern Virginia Power Company, a corporation, to erect, maintain and operate an electric transmission and distribution pole line, by deed dated March 19, 1935, and recorded in the aforesaid Clerk's Office in Deed Book No. 160, at page 431;

(3) J.H. Thompson and Laura V. Thompson, Executrix of Mary C. Copenhaver Estate to The Chesapeake and Potomac Telephone Company of West Virginia to construct, operate and maintain its lines of telephone and telegraph, by deed dated December 31, 1948, and recorded in the aforesaid Clerk's Office in Deed Book No. 185, at page 456.

This conveyance is made and accepted SUBJECT, HOWEVER, to all other restrictions, reservations, covenants and conditions of record.

PARCEL NO. 2

That certain lot or parcel or real estate, situate, lying and being in Arden District, Berkeley County, West Virginia, and more particularly described as follows:

"Beginning at a stake corner to the original James W. VanMetre and Thomas Flagg; thence with a line of the latter N. 82¼° E. 14.5 poles to a stake in his line; thence, running new lines S. 10¼° E. 22 poles to a stake in a field; thence S. 82¼° W. 14.5 poles to a stake in the road and in an original and VanMetre's line; thence with said line N. 10¼° W. 22 poles to the beginning and containing about two acres."



AND BEING the same real estate conveyed to Marion B. Tallent, Sr., Trustee of that Trust dated August 11, 1993, from Marion B. Tallent, Sr., Widower, by deed dated August 11, 1993, and recorded in the Office of the Clerk of the County Commission of Berkeley County, West Virginia, in Deed Book No. 515, at page 576.

This conveyance is made and accepted SUBJECT, HOWEVER, to all restrictions, reservations, covenants and conditions of record.

PARCEL NO. 3

That certain lot or parcel of real estate, situate, lying and being in Arden District, Berkeley County, West Virginia, and more particularly described as follows:

"Beginning at an iron pin (1) on the westerly right of way line of West Virginia State Route No. 9, a corner with Pleasant View Cemetery, thence following a fence line with Pleasant View Cemetery, N. 89° 57' W. 338.28 feet to an iron pin (2) by a fence corner, a corner with Copenhagen; thence with Copenhagen, following a fence line, S. 2° 00' E. 600.00 feet to an iron pin (3) in this fence line, corner with William C. Seibert; thence with Seibert, N. 85° 52' E. 517.90 feet, to an iron pin (4) in the westerly right of way line of said State Route No. 9; thence with the westerly right of way line of said State Route No. 9, N. 13° 17' W. 68.28 feet to a point (5); N. 16° 57' W. 68.27 feet to a point (6); N. 20° 37' W. 103.25 feet to a point (7); N. 22° 09' W. 360.20 feet to the point of beginning, containing 5.85 acres, as shown by a corrected plat of same made by V.L. Tetlow, R.P.E., No. 4491, which said plat is attached to that deed hereinafter referenced."

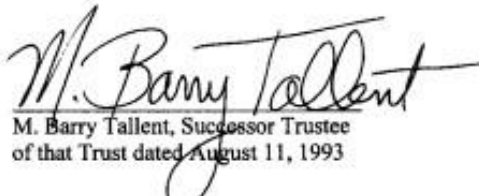
AND BEING the same real estate conveyed to Marion B. Tallent, Sr., Trustee of that Trust dated August 11, 1993, from Marion B. Tallent, Sr., Widower, by deed dated August 11, 1993, and recorded in the Office of the Clerk of the County Commission of Berkeley County, West Virginia, in Deed Book No. 515, at page 578.

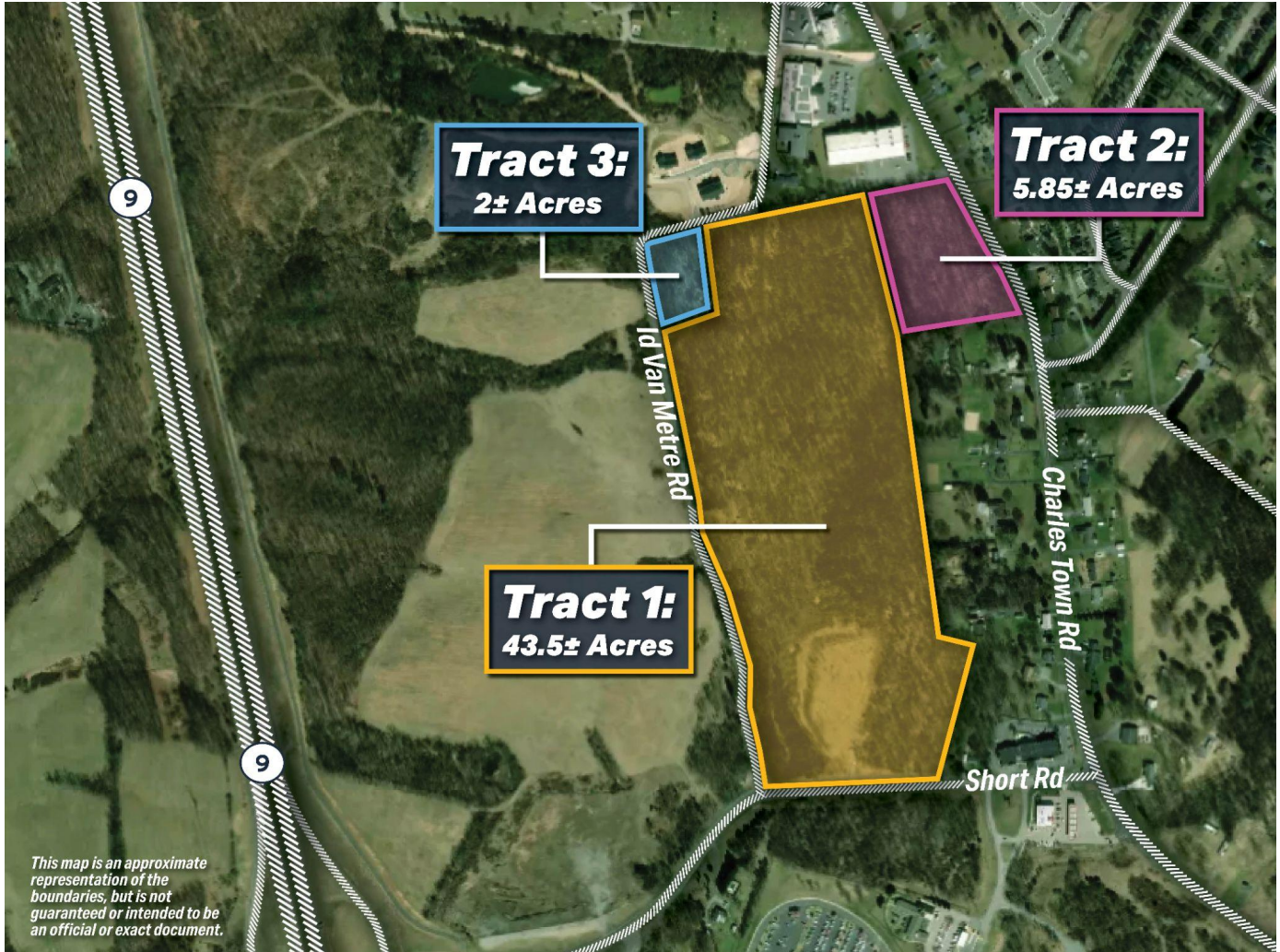
This conveyance is made and accepted SUBJECT, HOWEVER, to all restrictions, reservations, covenants and conditions of record.

DECLARATION OF CONSIDERATION OR VALUE

The undersigned does hereby declares that there is no consideration paid for the conveyance to which this document is appended in that it is a conveyance in execution of a trust, and not subject to the excise tax on the privilege of transferring real estate in the State of West Virginia.

Witness the following signature and seal.


M. Barry Tallent, Successor Trustee
of that Trust dated August 11, 1993





HURLEY
FARM & LAND REAL ESTATE

AERIAL

3 Tracts Id Van Metre Rd

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

VA Hospital

7-Eleven

Dollar General

Subway

Wholesale Tire Inc

Hospice of the Panhandle

Quality Inn & Suites

Sheetz

Mountain Heritage Fed CU

Little Eagle Child Care Center

US Coast Guard



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 **Tract 1: 43.5± Acres Id Van Metre Rd** (01 17A000100000000, "Tract 1"), **Tract 2: 5.85± Acres Charles Town Rd** (01 17A000200010000, "Tract 2"), and **Tract 3: 2± Acres Id Van Metre Rd** (01 17A000100010000, "Tract 3"), **Kearneysville, WV 25430** (collectively "Real Estate").

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 **Thurs. Sept 17, 2026** (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 for Tract 1, \$7,500 for Tract 2, and \$2,500 for Tract 3 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. Buyers Premium of **2%** plus the Bid Price shall establish Purchase Price.
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 **60 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. Buyer is responsible for obtaining financing, if any, and this contract is in no way contingent upon the availability of financing.
11. The Seller will not pay points, settlement costs, or otherwise render financial assistance to the Buyer.
12. 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.



13. This agreement shall survive closing.
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.

The undersigned Bidder offers to purchase the Real Estate as follows:

Tract	Tract 1	Tract 2	Tract 3	All 3 Tracts Combined	
Bid Price					
+ 2% Buyers Premium					(2% of Bid Price)
Total Purchase Price					(Bid Price + Buyers Premium)

Please Note: Several bids may be submitted by the same buyer. If the buyer is not the successful bidder on their desired tract, their other bids will be considered. All bids are due by Thurs, Sept 17, 2026 by 1pm EST.

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:

Signature Printed Name Date

Signature Printed Name Date

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.

Signature Printed Name Date

Signature Printed Name Date

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



(MI) 07/03/20
MBT 7/6/20

West Virginia
VOLUNTARY LAND PROPERTY DISCLOSURE STATEMENT
(This is not a warranty of the property condition.)

Seller MARION B TALLENT, MICHAEL B. TALLENT
Property Address SHORT ROAD, KEARNEYVILLE, WV
Legal Description _____

NOTICE TO PURCHASER: The information provided is the representation of the Sellers to the best of their knowledge as of the date noted.

SELLER: How long have you owned the property? FAMILY HAS OWNED 66 YEARS

Property Systems:
Please indicate to the best of your knowledge with respect to the following:

1. Sewage System:
Public system close to property
☒ Public *Close to property*
☐ Community
☐ Septic
☐ Septic System approved for _____ (#) BR
☐ Needs hookup
☐ Needs hookup
☒ Needs to be installed
☐ Perc

Is the septic system functioning properly? ☐ Yes ☒ No ☒ Unknown ☐ N/A
When was the system last pumped? Date: N/A ☒ Unknown

Comments: _____

2. Water System:
☐ Public
☐ Community
☒ Well
☐ Needs hookup
☐ Needs hookup
☐ Needs to be drilled

Comments: 2 old wells on property

3. Exterior Drainage: Does water stand on the property for more than 24 hours after heavy rain?
Any treatments or repairs?
Any warranties?

☐ Yes ☐ No ☐ Unknown ☒ N/A
☐ Yes ☐ No ☒ Unknown
☐ Yes ☐ No ☒ Unknown

Comments: RAW FARM LAND

4. Are there any hazardous or regulated materials (including, but not limited to, licensed landfills, asbestos, methamphetamine lab, radon gas, lead-based paint, underground storage tanks, any mining operations or other past contamination) on the property?
☐ Yes ☐ No ☒ Unknown ☐ N/A

If yes, please specify _____

Initials Seller: MBT / MBT Purchaser: _____

Sellers Land Disclosure 01-2018 Page 1 of 3

Matthew Hurley Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 Phone: (717) 597-9100 Fax: (717) 597-9933 www.hurley.com WV



Are you aware of any environmental concerns such as oil sheens in wet areas or discoloration of soil? ☐ Yes ☐ No ☒ Unknown ☐ N/A

If yes, please describe _____

5. Are there any zoning violations, nonconforming uses, violation of building restrictions or setback requirements or any recorded or unrecorded easements, right of way, except for utilities, on or affecting the property? ☐ Yes ☐ No ☒ Unknown ☐ N/A

If yes, please specify _____

6. If you or a contractor has made improvements to the property, were the required permits pulled from the county or local permitting office? ☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: _____

7. Is the property located in a flood zone, farmland/conservation area, wetland area and/or historic district designated by locality? ☐ Yes ☐ No ☐ Unknown ☐ N/A

Comments: SOME LOWER AREAS STAY DAMP

8. Is the property subject to any restrictions imposed by a Homeowners Association, community association or any deed restrictions? ☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: _____

9. Any common area (co-owned in undivided interest with others), that you share, such as a pool, water access, water frontage, tennis courts, etc.? ☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: _____

10. Please provide the following?

Plat of the property

☒ Yes ☐ No

Copy of the Deed

☒ Yes ☐ No

Copy of septic permits

☐ Yes ☐ No

☒ N/A

Covenants and Restrictions

☐ Yes ☐ No

☒ N/A

Comments: _____

11. Are there any other material defects, including latent defects, affecting the physical condition of the property? ☐ Yes ☐ No ☐ Unknown ☐ N/A

Comments: Small family cemetery plot / very old

Initials Seller: MBT / MBT Purchaser: _____



SELLER:

Michael Barry Talent 7/8/26
Signature Date

PURCHASER:

Signature Date

Signature Date

Signature Date

DISCLAIMER

NOTICE TO SELLER: Sign this statement only if you elect to sell the property without representations and warranties as to its condition, except as otherwise provided in the contract of sale and in the listing of latent defects set forth below; otherwise, complete and sign the VOLUNTARY LAND PROPERTY DISCLOSURE STATEMENT.

Except for the latent defects listed below, the undersigned Seller of the real property makes no representations or warranties as to the condition of the real property or any improvements thereon, and the purchaser will be receiving the real property "as is" with all defects, including latent defects, which may exist.

The Seller has actual knowledge of the following latent defects: _____

SOME SINK HOLES
VERY old family cemetery

SELLER:

Michael Barry Talent 7/8/26
Signature Date

Signature Date

The purchaser acknowledges receipt of this Disclosure/Disclaimer Document.

PURCHASER:

Signature Date

Signature Date



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

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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

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 agardenhour@mvpbank.com
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Before you bid – call me.



Michelle Rebok

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



MICHELLE REBOK
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