

HURLEY

REAL ESTATE & AUCTIONS

2800 BUCHANAN TRL E | GREENCASTLE | PA 17225



86± Acres Old Harrisburg Rd, York Springs, PA 17372

86± Acres offered in 3 tracts, in combinations, and as a whole!

86± acres featuring a blend of tillable acreage and wooded land, offering excellent farming, recreation, and investment potential near Route 15 and Gettysburg, PA.

Auction Date: Friday December 12, 2025 @ 3pm

Open Houses: Thursday, December 4, 2025, 3pm-5pm
Saturday, December 6, 2025, 10am-12pm

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. We are looking forward to seeing you at the auction on December 12, 2025.

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, or if sold separately \$10,000 for tracts 1 and 2 and \$5,000 for tract 3. 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: 86± BEAUTIFUL ACRES IN YORK SPRINGS, PA! This exceptional property offers approximately 40 acres of tillable land which lays nice and flat with the balance being wooded with mature timber—providing excellent hunting and recreation! Enjoy abundant wildlife including deer and turkey, and benefit from being less than 2 miles from State Game Lands 249 for additional hunting and outdoor activities. The property features approximately 800 feet of road frontage along Old Harrisburg Road and is ideally located just minutes from Route 15, 2.5 miles from York Springs, and 10 miles from Gettysburg, PA. An outstanding recreational or investment property to add to your portfolio. Tracts 1 and 2 are offered as land only; not approved as a building site, however tract 3 would make for a beautiful homesite!

Tract 1: 38.37± Acres with approx. 15 acres tillable and the balance wooded.

Tract 2: 27.15± Acres with approx. 11 acres tillable and the balance wooded.

Tract 3: 20.8± Acres with approx. 14 acres tillable with a barn and the balance wooded.

This property will be offered in a multi-parcel auction, giving buyers the flexibility to purchase Tract 1, Tract 2, Tract 3, any combination of tracts, or the property as a whole.

Taxes for the entire property are \$1,015; taxes may be reassessed dependent on how the property is sold.

General Information:

County: Adams

Zoning/Land Use: Please call Huntington Township
at (717) 528-4027

Tax ID: 22H06-0020A--000

Utilities:

- Water: N/A
- Sewer: N/A

School District: Bermudian Springs

Local Hospital: UPMC Carlisle



This Indenture,

MADE THE 31st day of December in the year
of our Lord one thousand nine hundred eighty-seven (1987) by and between

JUNE J. SHOOK,

Executrix under the Last Will and Testament of William F. Shook, Jr.,
deceased late of Huntington Township, Adams County, Pennsylvania, party of the first
part, hereinafter called

GRANTOR

AND WILLIAM F. DAMINGER and SALLY E. DAMINGER, husband and wife,

of Port Jefferson, New York, parties of the second part, hereinafter called
GRANTEES

WHEREAS, the said William F. Shook, Jr.
was vested in his lifetime with title to premises hereinafter described, situate in the Township
of Huntington

County of Adams, Commonwealth of Pennsylvania; and

WHEREAS, the said William F. Shook, Jr. died testate on
February 1, 1987
and his Last Will and Testament was duly probated in the Register of Wills Office in the
County of Adams on ~~xxxx~~ February 13, 1987, in Estate No. 1-87-50; and

WHEREAS, the said real estate hereinafter described was not specifically devised, and the said
June J. Shook

qualified as executrix of the Last Will and Testament;

NOW THEREFORE, This Indenture Witnesseth that the said Grantor, June J.

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0911
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Shook, Executrix as aforesaid,
for and in consideration of the sum of One Hundred Seventy-five Thousand and No/100 -
(\$175,000.00) Dollars,
lawfully money of the United States to her in hand paid by the said Grantees
at and before the enrolling and delivery hereof,
the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, released and
confirmed, and by these presents, by virtue of the power and authority in her vested by the
Probate, Estates and Fiduciaries Code of the Commonwealth of Pennsylvania, does grant,
bargain, sell, alien, release and confirm unto the said Grantees,
their heirs and assigns, ~~XXXX~~

ALL THAT CERTAIN tract of land situate in Huntington Township, Adams County, Penn-
sylvania, more particularly described as follows:

BEGINNING at a point in the center of the State Highway, Route No. 15, leading from
Gettysburg to Harrisburg; thence in the center of said State Highway, South 36½ de-
grees West, 27.3 perches to a point in the center of said State Highway; thence leav-
ing said State Highway and by land now or formerly of Samuel Denlinger and G. W.
Howe, South 49 degrees East, 45.4 perches to an iron pin; thence by lands now or
formerly of G. W. Howe, South 38½ degrees West, 72.3 perches to a tree; thence by
lands of the same and crossing said State Highway, Route No. 15 and by lands now or
formerly of Lloyd Keckler, North 57 degrees West, 167.12 perches to a stake; thence
by land now or formerly of Isaac Tanger, North 43 3/4 degrees East, 41.8 perches
to a tree; thence by same, South 62½ degrees East, 9.8 perches to a stake; thence
by same, North 39½ degrees East, 53.4 perches to a point; thence by same, North
78½ degrees East, 29 perches to a post; thence by land now or formerly of Paul Lehman,
South 50 degrees East, 87.6 perches to a point in the center of said State Highway,



Route 15, the place of BEGINNING. CONTAINING 97 acres and 117 perches.

The above description was obtained from draft of survey prepared by P. S. Orner, under date of August 26, 1947.

EXCEPTING, NEVERTHELESS, all those tracts of land as follows:

(a) All that tract of land situate in Huntington Township, Adams County, Pennsylvania, which Gary W. Miller and Lucille K. Miller, husband and wife, by their deed dated April 17, 1974, and recorded April 18, 1974, in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Deed Book 312 at page 1023, granted and conveyed unto Gary W. Miller and Lucille K. Miller, husband and wife, as tenants of an estate by the entireties; containing 3.2711 acres; and

(b) All those three tracts of land situate, lying and being in Huntington Township, Adams County, Pennsylvania, which Milton L. Johnson and Erla M. Johnson, husband and wife, by their deed dated December 21, 1968, and recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Deed Book 271 at page 835, sold and conveyed unto Millard A. Wolfe and Dorothy G. Wolfe, husband and wife.

BEING the same premises which Margaret L. Shook, widow, by her deed dated August 30, 1974, and recorded in the Office of the Recorder of Deeds in and for Adams County, Pennsylvania, in Deed Book Volume 315, Page 222, granted and conveyed unto William F. Shook, Jr., the decedent whose Executrix herein is the Grantor.

Reference is made to a certain family settlement agreement by and among June J. Shook, Executrix of the Estate and under the Last Will and Testament of William F. Shook, Jr., Deceased (Grantor herein), June J. Shook, individually, Margaret L. Shook, William W. Shook and Carol S. Bidwell, dated July 16, 1987, and recorded and filed in the Office of the Register of Wills and Recorder of Deeds in and for Adams County, Pennsylvania, on December 11, 1987, wherein and whereby the individual beneficiaries under the Decedent's will released and disclaimed their various and respective specific interests in the assets of the Decedent's Estate, including the above described real estate.

Entered for Record in Recorder's
Office of Adams County, the
31 day of December 1987
at 3:23 P.M.
Betty H. Ritz
Recorder
Tax \$.50
Fees \$ 12.50
Assess. \$.50
Total \$ 13.50
Paid

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
REALTY
TRANSFER DEC 31 '87
TAX
900.00
RD.11158

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
REALTY
TRANSFER DEC 31 '87
TAX
850.00
RD.11158

Burnside Springs
School District, Adams County, PA
REAL ESTATE TRANSFER TAX RESOLUTION
Amount of Tax \$ 875.00
Received Payment Betty H. Ritz
Jan Collector

Huntington Township
Adams County, Pennsylvania
REAL ESTATE TRANSFER TAX RESOLUTION
Amount of Tax \$ 875.00
Received Payment Betty H. Ritz
Jan Collector



TO HAVE AND TO HOLD the said message or tenement and tract of land, hereditaments and premises hereby granted and released, or mentioned and intended so to be, with the appurtenances, unto the said grantee s. their heirs and assigns, to and for the only proper use and behoof of the grantee s. their heirs and assigns forever.

AND the said grantor, executrix, as aforesaid, her heirs, executors and administrators do covenant, promise and agree to and with the said grantees, their heirs and assigns, by these presents, that the grantor has not done, committed any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or encumbered in title, or otherwise howsoever.

IN WITNESS WHEREOF, the said Executrix of the Estate of William F. Shook, Jr. deceased, Grantor herein, has hereunto set her hand and seal the day and year first above written.

Signe, Sealed and Delivered
in the Presence of

June J. Shook
Executrix of the Estate of
William F. Shook, Jr.
decd.

SEAL
SEAL

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF ADAMS

On this, the 31st day of December, 1987, before me a Notary Public in and for said County and State, the undersigned officer, personally appeared JUNE J. SHOOK, known to me (or satisfactorily proven) to be the person described in the foregoing instrument, and acknowledged that she executed the same in the capacity therein stated and for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Margaret M. Lanni
MARGARET M. LANNI, NOTARY PUBLIC
My Commission Expires October 12, 1991
Gettysburg, PA Adams County Title of Officer

SEAL

CERTIFICATE OF RESIDENCE

I do hereby certify that the precise residence and complete post office address of the within named grantee is 111 Beach Street, Fort Jefferson, Long Island, N.Y. 11777
Dec. 31, 1987
Christie D. Schutt

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HURLEY
FARM & LAND REAL ESTATE

AERIAL

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





This map is an approximate representation of the boundaries but is not intended to be an exact survey or plat.

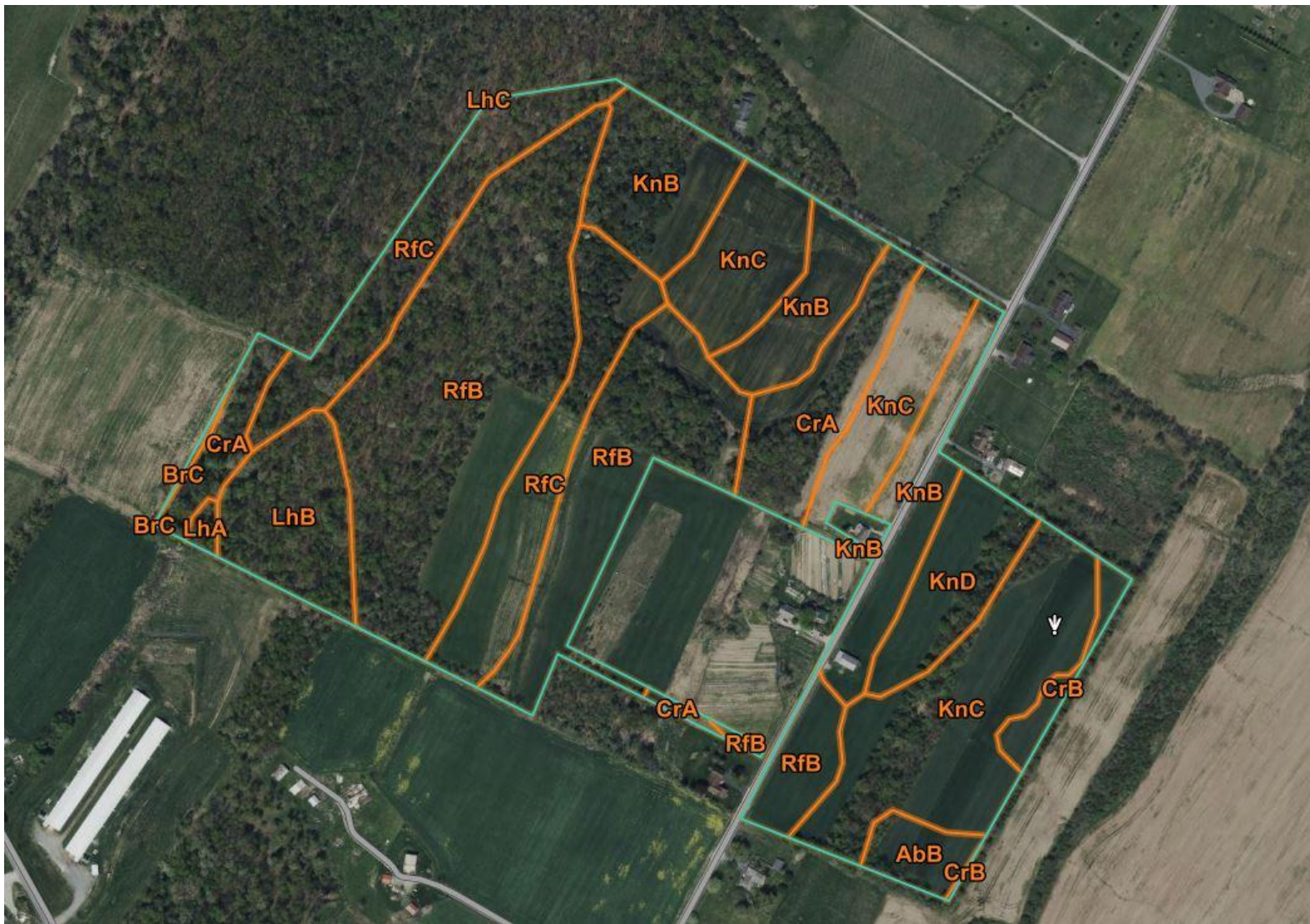




AbB	Abbottstown silt loam, 3 to 8 percent slopes
BrC	Brecknock channery silt loam, 8 to 15 percent slopes
CrA	Croton silt loam, occasionally ponded, 0 to 3 percent slopes
CrB	Croton silt loam, occasionally ponded, 3 to 8 percent slopes
KnB	Klinesville channery silt loam, 3 to 8 percent slopes
KnC	Klinesville channery silt loam, 8 to 15 percent slopes
KnD	Klinesville channery silt loam, 15 to 25 percent slopes
LhA	Lehigh channery silt loam, 0 to 3 percent slopes
LhB	Lehigh channery silt loam, 3 to 8 percent slopes
LhC	Lehigh channery silt loam, 8 to 15 percent slopes
RfB	Reaville channery silt loam, 3 to 8 percent slopes
RfC	Reaville channery silt loam, 8 to 15 percent slopes



OWNED BY: **Sally E. Daminger**

LOCATED AT: **86± Acres Old Harrisburg Rd, York Springs, PA 17372 Tax ID: 22H06-0020A--000**

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 in certified funds day of auction, or if sold separately \$10,000 for Tracts 1 and 2, and \$5,000 for Tract 3, either in the form of cash, cashier's check, certified check, or personal check at the discretion of the Auction Company when the property is struck down, and the balance, without interest, on or before February 10, 2026 or, if subdivision not approved, within 14 days of subdivision approval 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 Adams 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. The Seller will not pay points, settlement costs, or otherwise render financial assistance to the Buyer in this regard.
10. 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.
11. This agreement shall survive closing.
12. This agreement may be signed and transmitted by email.
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.



All about Multi-parcel Auctions:

Hurley Real Estate & Auctions has developed a strong reputation for our ability to handle multi-parcel auctions effectively. In a multi-parcel scenario, a tract of land can be offered in smaller individual tracts, combinations of tracts, or as a whole.

How does it work?

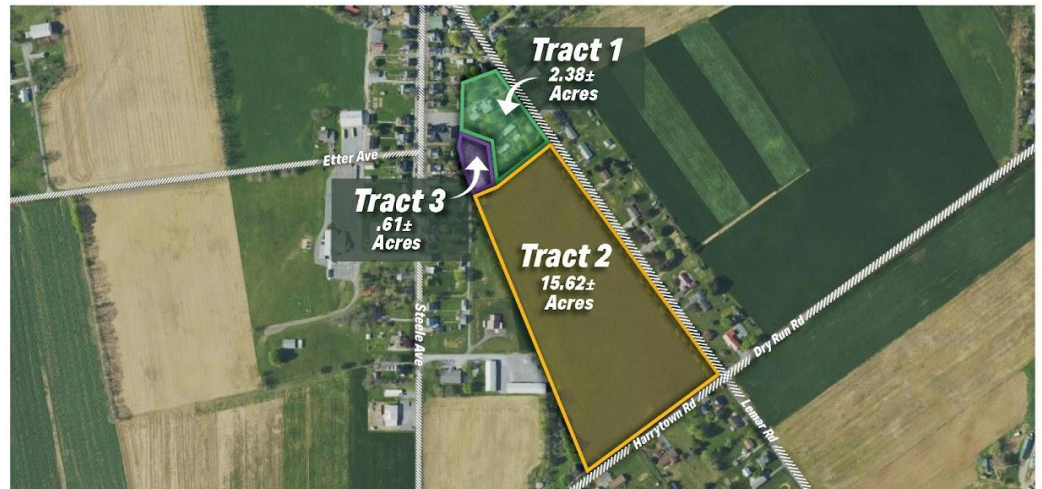
1. The auctioneer will offer the tracts individually first. The bids are recorded visually for the bidders, usually on a white board.
2. Then the auctioneer asks if there is anyone interested in a combination of tracts. Original individual bidders may be out-bid; but with each round original bidders are always able to increase their bids.
3. Then the auctioneer will offer the entire property as a whole. If there is a bid made that surpasses all the individual and/or combination bids, that would be the new high bidder.
4. Bidders will always have the option to increase their bids on any tract, combination of tracts, or on the whole property.





Multi-parcel Auction Example:

Let's imagine the property to the right is being offered at auction in three tracts. At the auction, the bidding may go as follows*:



1

Each tract
is offered
individually.

Tract 1	Tract 2	Tract 3
100,000	150,000	80,000
150,000	160,000	90,000
170,000	175,000	95,000
180,000	200,000	110,000
190,000	240,000	
220,000		

2

Combinations
of tracts are
offered.

Combinations	Whole
Tract 1&2 (465,000 needed)	(615,000 needed)
465,000	620,000
470,000	625,000
480,000	630,000
500,000	635,000

Combination bids must be greater than the sum of the individual high bids. This bid would become the new high bid for Tracts 1&2.

3

The whole
property is
offered.

A high bid for the entire property would need to surpass any other individual and/or combination bid(s) in order to prevail.

(*This is a fictitious example and not realized bids)



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.



NMLS: 514737

Middletown Valley Bank | Mlend

AMY GARDENHOUR
VP - RESIDENTIAL MORTGAGE LENDER

 (301) 800-5420

 agardenhour@mvbbank.com

 mvbbank.com/agardenhour

First-Time Homebuyers Welcome!
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Member FDIC



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BANK**

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Serving PA & MD

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C 717-830-0332
F 717-263-1766

tathomas@acnb.com

NMLS ID #631864



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WORK IN *acres*,
NOT HOURS**

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NMLS# 452721



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FINANCING

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

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Call us
**TO DISCUSS YOUR
BANKING NEEDS!**





HURLEY
FARM & LAND REAL ESTATE

SETTLEMENTS

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



Nathan C. Bonner — Title Agent

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



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
FARM & LAND REAL ESTATE

SETTLEMENTS



Center
Square

"An Attorney At Every Settlement"

Real Estate Settlement Services, Inc.

Clinton T. Barkdoll | Attorney/Title Agent

9 East Main Street, Waynesboro, PA 17268

Phone

717-762-3374

Fax

717-762-3395

Email

clint@kullalaw.com



Real Estate Settlement Services, Inc.

19 Fifth Avenue

Chambersburg, PA 17201

717-446-0739

717-446-0791 fax

info@keystonesettlements.net

Visit our website at www.keystonesettlements.net



HURLEY
FARM & LAND REAL ESTATE

ABOUT US

Thank you for inquiring about our services. We appreciate your interest in our company and the auction method of marketing.

Hurley Real Estate and Auctions is a full-service auction company offering real estate and personal property auctions. We specialize in farm, land, and home real estate auctions. We also handle personal property auctions, farm sales, and estate and/or business liquidations. Having sold over 3,000 properties, Hurley Real Estate and Auctions has vast experience selling real estate and is the first choice for the Mid-Atlantic region.

When you sell your land with Hurley Real Estate & Auctions, you're getting more than a service—you're getting a strategic partner with deep roots in the land. With over 3,000 successful sales, we know how to deliver results. Our award-winning marketing team customizes every campaign to attract serious, qualified buyers, and our full-time, passionate staff is dedicated to helping you achieve top dollar—quickly and with integrity.

Our mission is to provide a better way to sell and buy real estate. We lead with integrity, experience, and transparency to deliver excellent results with every auction.



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



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