

**REAL ESTATE AUCTION 44 ± Acre Horse Farm****Friday Night, Aug. 7, 1998 At 6:00 PM****LOCATED RT. 514. 1/4 MILE OFF RT. 414 @ WEST FRANKLIN, PA BETWEEN MONROETON & CANTON, FRANKLIN TWP., BRADFORD CO.****Real Estate:** Open & wooded area w/stream running through the property.**House consists of:** Large 2 story farm home with 2 car attached garage, 2 story barn w/7 horse stall and large attached, indoor riding arena (approximately 68'x100'), plus 7 stall horse building with shop area.**Downstairs:** Kitchen with quantity of cabinets, DR - hardwood floors, LR, 2 BR, utility room, full bath, enclosed front porch. **Upstairs:** 3 BR. Fairly new eater system - filtrated water softener & Osmosis water system @ sink, well pump - 3 yr. old, oil heat, electric hot water heater, aluminum siding, new roof, satellite dish (5-6 yrs. old), new thermal guard triple pane windows & doors throughout house - 2 1/2 yrs. old Large amount of road frontage on Rt. 514. Described in deed book. 126 pg. 389, Bradford Co. Courthouse.**Inspections: SUNDAY, JULY 26 AT 4:00-5:00 PM; SATURDAY, AUGUST 1 AT 5:00-6:00 PM****Terms:** \$10,000 down at the conclusion of the bidding, balance due upon delivery of the deed within 45 days. Any other terms or conditions will be announced on the sale day.

\*\*\*BILL &amp; REGINA HAVE MOVED TO MISSOURI.\*\*\*

**OWNERS: WILLIAM & REGINA CAMERON****REAL ESTATE AUCTION - (2 PARCELS)****SATURDAY, AUGUST 8, 1998 - 6:00 PM****LOCATED ON DUSHORE TO WYALUSING RD. OFF RT. 6 AT WYALUSING & OFF RT. 87 - APPROXIMATELY 3 MILES EAST OF DUSHORE ON SR 1015 TO WILLIAMS RD., WILMOT TWP., BRADFORD COUNTY****Gentleman's Farm includes: PARCEL 1** - Deed bk. 72, pg. 890, Parcel 58-137-7-1, large 2 story home, 2 story barn, 3 silos, pond, all located on 17.3 acres. Home consists of Downstairs; Kitchen with built in oven, microwave, countertop stove, dishwasher, refrigerator, laundry area w/washer & dryer. DR/LR w/large stone fireplace, rec. room, BR - full bath **Upstairs:** 3BRs, 1/2 bath. Propane space heat & wall units, drilled well, basement, large wrap around deck, enclosed back porch overlooking pond with fish.

\*\*\*This is a very comfortable home with a pleasant country atmosphere.\*\*

**PARCEL II** - 15.5 acres - open & wooded land w/stream. Land was perked and surveyed.**TERMS:** Parcel I - \$10,000 down, Parcel II - \$2,000 down, at the conclusion of the bidding. Balance of both parcels is due upon delivery of the deeds within 45 days of the auction date. Any other terms or conditions will be announced sale day.**-PROPERTY WILL BE OFFERED SEPARATELY & AS A WHOLE-****INSPECTIONS: SUN., JULY 26 - 1:00-2:00 PM and SAT., AUG. 1 - 3:00-4:00 PM****OWNER: PEG ROSS****220 + ACRE REAL ESTATE AUCTION****Richard Baker Real Estate & Personal Property****SATURDAY, AUGUST 8, 1998 - 9:30 A.M.****LOCATED OFF RT. 220, ATHENS TWP. @ SUNOCO GAS STATION ONTO WOLCOTT HOLLOW RD., 1/2 MILE TO ROUND TOP RD. TO MURRAY RD. (4.2 MILES), TWP. T-821, BRADFORD COUNTY.****Real Estate:** Completely remodeled 2 story 5 BR home w/new addition with outbuildings & workshop. All located on 220± acres of wooded & open land. Near state game lands with excellent hunting.**Home consists of Downstairs:** Kitchen w/pine cupboards, LR, 3 BRs, den, full bath. Open pine staircase leads to **Upstairs:** 2 BRs w/closets & wall to wall carpet. Satellite dish, full basement - partial concrete, good wiring new hot water heater, Clare gas fired hot air furnace, wood stove in basement, vinyl siding, security system, deed book 589 pg. 440, tax #09-019.00-018, surveyed, fruit trees.**6 PARCELS - 2 FARMS - 615+ ACRES****MACAFEE ESTATE AUCTION****-MAPOVAL FARMS****BY ORDER OF THE COURT - SATURDAY, AUGUST 15, 1998 - 12:00 NOON****LOCATION: RT. 220, ATHENS TWP., BRADFORD CO., PA. Off Rt. 17 at Waverly, NY, Exit to Rt. 220 South, approx. 4 miles, Auction will be conducted on site at Parcel #1****PARCEL 1 - Main Farm.** (Deed bk. 245, pg. 776, 09-033.00-114), Mapoval Farm - 208.73 acres consists of large 2 story farmhouse, 95 stall, large amount river & road frontage on Rt. 220 & Macafee Rd., 90± acres planted corn. **Standing crops go with property. Home consists of:** 2 story w/8 rooms, 4 BRs, 1/2 baths, attached garage, screened in porch, stone patio, oil fired hot water heat, full unfinished basement, stone foundation, concrete floor, drill-well.**Main Dairy Barn:** 2 story (44'x92') w/L shaped prestress concrete addition (40'x140') - no center post w/2 Patz barn cleaners, holding pin (40'x60'), milking parlor (24'x36') w/double 6 parlor milking station - 6 weigh jars, milk house w/Girton 1500 gallon bulk tank, Universal pipe line w/precooler tube, 80 gal thermal heat reclaimer, fiberglass reserve vacuum tank, 7 1/2 HP milking parlor vacuum system. Equipment building (50'x120') w/modern shop area on one end, 3- (20'x60') silos - Madison Oxygen Free-Laidig high moisture grain unit attached Mod. 230 - 190 BU by Rissler Mfg. Co. w/custom built conveyor unit for TMR system, ribbed stone w/ VanDale silo unloader. Grange Corestone w/Clay Ring Drive unloader.**NOTE:** Farm runs parallel with Chemung River on one side at Athens Pt. & Rt. 220 on the other Railroad runs through property & Wolcott Creek winds through the upper portion of the property. In Clean & Green.\***PARCEL 2 - Hickory Tree Farm.** (Record bk. 28, pg. 858, 09-033.107), Athens Twp., Bradford Co., 47.22 acre open hayfield, 32 approx. acres open, remaining wooded, road frontage on Wolcott Hollow Rd. Excellent location with rolling & level acres. Located on Wolcott Hollow Rd. & Macafee Rd. by Jolly Leather Goods Store. Stream runs through back end or parcel, in Clean & Green, borders Wolcott Creek.**PARCEL 3- Drakewoods** (Deed bk. 245, pg. 776, 09-032.00-058), 77 acres, road frontage on Sunnyfield Dr. approx. 10 acres on right side Sunnyfield & approx. 67 acres on left side. Quantity of wooded area. In Clean & Green.**PARCEL 4 - Mead Flats** (Deed bk. 245, pg. 776, 09-032.02-021), 10 acres of river flat planted to corn. Not in Clean & Green, RR borders one side, river borders the other, no road frontage. (This parcel will be offered separate & as a combination with Parcel 1)**PARCEL 5 - Original Farm.** (Record bk. 28, pg. 858, 09-033.00-140), 36.38 acres, Athens Twp., Bradford Co., w/road frontage on Macafee Rd. & Twp. 811. **Real Estate:** Main barn (44'x92'), 48 stanchions, quantity box stall area, tool shed, 3 stall garage, drying shed, heifer barn, corn crib, concrete stave silo (20'x55') ribbed stone & Clay unloader, in Clean & Green.**PARCEL 6 - Sheep Farm.** (Deed bk. 245, pg. 776, 09-033.00-061), 237.13 acres mostly wooded - timber land, great hunting. Located with road frontage on both sides of Murphy Rd. also on Wolcott Hollow Rd. & Sunnyfield Rd., timber analysis done in Clean & Green.**NOTE:** Crops on each parcel not harvested by sale day will go to the successful bidder with no extra charge.**INSPECTIONS: SUNDAY, AUG. 2, 2-4PM; MONDAY, AUG. 3, 6-7PM; SUNDAY, AUG. 9, 2-4PM****TERMS:** 10% down at the conclusion of the bidding, balance due upon delivery of the deed within 45 days. Any other terms or condition will be announced sale day.*Description believed to be correct, but not guaranteed.* **PARTITIONER OF THE COURT: ATTORNEY MATTHEW BRANN****SHAMROCK AUCTION SERVICE****AU-116 AUCTIONEERS: Jerry Burke & Assoc.****Phone: (717) 833-5913 Fax: (717) 833-2186****Members: PAA/NAA/CAI/NYSAA****E-Mail: shamroc1@epix.net**