

Luthersburg Area

## Valuable 35 Acre Farm in Luthersburg Area (Clearfield County)

Farm will be offered as 3 Parcels and together as one.

**Parcel 1: 15 Acres w/5 Bdrm 2 Sty House, 32'x36' Barn w/Pastures & Pond**

**Parcel 2: 15 Acres w/40'x96' Horse Barn/Shop & 50'x228' Feeder Barn**

**Parcel 3: 5 Acres Bare Land, Currently in Pastures/Partially Wooded**

# Saturday, November 23, 2024 @ 9:00 AM

Location: 492 Evergreen Rd, Luthersburg PA 15848 (Clearfield County)

Directions: From Rt 322 in Luthersburg take Rt 410 W to left onto Evergreen Rd go approx 1/2 mile to property.

Or from Rt 119 take Rt 410 E to right onto Evergreen Rd to property



**Parcel 1: 15 Acres w/5 Bdrm 2950 Sq Ft 2 Sty House, 32'x36' Barn w/Approx 10 Acres Pastures & Pond. (Seller Owns 50% Mineral Gas Rights)**

First floor of house comes with a large open floor plan and has a lg eat-in kitchen/dining rm w/rsd panel cabinets, lg walk-in pantry, kitchen has access to a lg new wrap around porch, spacious living rm w/plenty of natural lighting and access to 11'x20' back covered porch, 14'x18' sun porch/sewing rm, kitchen & living rm both have original hardwood flooring, master bdrm w/closets, lg 23'x23' entry/wash house w/SS sink, full bath, **2<sup>nd</sup> floor** has 4 bdrms w/closets, storage rm w/attic access, 6'x11' storage rm which has access to a 900 sq ft walk-in basement w/canned good storage, Natural gas/coal stove heat, **House comes with a full new exterior upgrade including a new roof, new siding, fascia, gutters etc.** **Outbuildings:** 32'x36' horse barn which was also currently upgraded with a new roof, windows, doors & siding, **Another large amenity coming with this property is the 50% mineral gas right ownership which creates up to 400,000 cu ft free natural gas per year.** This 15 Acre property comes with approx 10 acres of pastures w/pond, plenty of mature shade trees, large lawn area, 2 large gardens, public water, **New on-site septic system & tanks.** **Enjoy the spectacular views of the sunrises & sunsets across the mountainous countryside.**

**Parcel 2:** Consists of approx 15 Acres w/40'x96' 8-stall horse barn/mini barn shop w/paint booth, work benches, air lines etc. **50'x228' Veil/Feeder Barn** which is currently set up and in use for raising feeders w/Creep feeders, water troughs etc. **Golden opportunity to continue feeder business w/an established market.** Approx 10 Acres fenced-in pastures.

**Parcel 3:** Consists of approx 5 acres bare land which is currently in pastures/wooded. Great opportunity to purchase 5 acres with north & south side road frontage.

**Note:** The above parcels will be offered separate giving everyone an equal opportunity to purchase their dream hobby farmette and/or together as a 35 Acre Farm which is truly a rare opportunity turn key horse, sheep or cattle farm in Luthersburg area. Plus, enjoy the many upgrades the sellers have done to the buildings which are in move-in condition. Spectacular southern farmland/mountainous views. Don't miss it!

**Terms:** 10% down @ auction. Settlement on or before January 25, 2025. Glick, Goodley, Deibler & Fanning attys.

**Open House: Saturday's November 2<sup>nd</sup> & 9<sup>th</sup> from 1-3 PM or by appointment. Contact auctioneer @ 717-327-1215 or Jake @ 814-646-3002 w/any questions or to schedule a private showing.**

**Attention Realtors:** 1% Broker Participation offered to realtors who are the successful buyers. Please preregister 48 hrs prior to the auction.

**We are now offering assistance with Bridge Loans and Down Payments. Call us @ 717-327-1215 for more information!**



See more at [auctionzip.com](http://auctionzip.com) ID #44467

See back side also →

**Auctioneers:**  
Elam Esh 717.327.1215  
Amos Stoltzfus 717.738.9157  
Leon Fisher 717.786.7217

LIC. #AY2246

**Auction For:**  
Jake & Amanda Lee  
814-646-3002



**- Dimensions -**

**Master Bedroom:** 15'x12'  
**Bedrooms:** 14'8"x10'  
**Bedroom:** 14'7"x10'  
**Bedroom:** 12'7"x9'  
**Bedroom:** 12'x9'  
**2<sup>nd</sup> Floor Storage Room:** 12'x9'

**Kitchen/Dining Room:** 23'x23'  
**Pantry:** 9'x4' Walk-in  
**Living Room:** 24'x20'  
**Wash House:** 23'x23'  
**Sun Porch:** 18'x14'

**PROPERTY INFORMATION**

**Type:** 2 Story Dwelling  
**Construction:** Framed/New Vinyl  
**Square Feet:** 2950 Sq Ft  
**Condition:** Good  
**Roof/Condition:** Asphalt (New)  
**Flooring:** Vinyl/Hardwood  
**Kitchen:** Yes  
**Living Room:** Yes  
**Laundry:** Yes/Wash House  
**Pantry:** Yes/Walk-in  
**Bedrooms:** 5  
**Basement:** 900 Sq Ft  
**Baths:** 1 Full  
**Windows:** Insu/Tilt-in (Some New)  
**Front Porch:** 32'x8'wrap-around (New)  
**Back Porch:** 20'x11'  
**Barn:** 32'x36'  
**Horse Barn/Shop:** 40'x96'  
**Feeder Barn:** 50'x228'  
**Heating:** Wood Stove Heat  
**Sewer:** On-site (New)  
**Water:** Public  
**Lot Size:** 35 Acres  
**Schools:** Du Bois  
**Taxes:** \$4600.00  
**Township:** Brady Twp  
**Attorney:** Glick, Goodley, Deibler & Fanning Attys



*Info deemed to be correct but not guaranteed.*

**See more at [auctionzip.com](http://auctionzip.com) No.44467**

**See front side also →**

**Auctioneers:**  
Elam Esh 717.327.1215  
Amos Stoltzfus 717.738.9157  
Leon Fisher 717.786.7217

LIC. #AY2246



**Auction For:**  
Jake & Amanda Lee  
814-646-3002