

LAND AUCTION

144.4 AC± | 1 TRACT | SNYDER CO, PA



LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://RanchandFarmAuctions.com)

AUCTION DATE: 9/19/26 **AUCTION TIME:** 10 AM ET

AUCTION HELD AT: ON-SITE, 3846 SANDHILL RD, BEAVER SPRINGS, PA 17812

PROPERTY PREVIEW: 8/29 | 9 AM - 12 PM & 9/2 | 12PM - 2PM

AT 3846 SANDHILL RD, BEAVER SPRINGS, PA 17812

Premier production farms of this caliber rarely come to market in Snyder County. Sandhill Road Farm presents an exceptional opportunity to purchase approximately 144.4± acres of productive Central Pennsylvania farmland featuring approximately 95± acres of productive tillable farmland, quality improvements, and outstanding long-term agricultural value. Selling at Live & Online Simulcast Auction, this property offers an outstanding opportunity for farmers, investors, and buyers seeking a premier rural property in one of the region's most desirable agricultural areas.

Conveniently located at 3846 Sandhill Road, Beaver Springs, PA 17812, the farm has long been utilized for row crop production and features productive agricultural soils that support continued farming operations. Approximately 95± tillable acres serve as the foundation of this offering, providing an excellent opportunity for expanding an existing farming operation, adding to an investment portfolio, or securing productive farmland in Central Pennsylvania.

The balance of the acreage provides wooded cover, privacy, and natural beauty that complements the productive farmland. Together, the open fields and wooded acreage create a balanced property that offers agricultural productivity while also enhancing the overall setting and providing opportunities for outdoor recreation and wildlife enjoyment.

Quality improvements add significant functionality to the farm. The property includes a spacious four-bedroom farmhouse, offering comfortable living in a scenic rural setting. A large traditional bank barn provides excellent storage and agricultural utility, while the detached garage and workshop offer additional space for equipment, vehicles, and maintenance. An in-ground swimming pool adds another attractive amenity to the property.

The farm benefits from excellent road frontage on multiple sides, providing convenient access for agricultural equipment, daily operations, and future management. The property's layout supports efficient farming practices while offering flexibility for a variety of ownership objectives.

This property should be viewed first and foremost as a high-quality production farm. The productive tillable acreage is the primary value driver, making this an outstanding opportunity for local farmers looking to expand their operations, neighboring landowners seeking additional acreage, and agricultural investors pursuing quality Pennsylvania farmland. The farmhouse and improvements further enhance the property's appeal without overshadowing its strength as a productive agricultural asset.

The property is being offered as one tract, allowing the successful buyer to acquire the entire 144.4±-acre farm in a single offering.

The agricultural acreage is currently being farmed for the 2026 crop season under a handshake agreement with the current farmer. The property will be conveyed with open tenancy beginning with the 2027 crop year, allowing the new owner the flexibility to farm the land, establish a new lease, or pursue other agricultural objectives.

Seller-owned oil, gas, and mineral rights, if any, will convey with the property. Possession of the farmhouse and improvements will be granted at closing. Possession of the agricultural acreage will be subject to the current farmer's rights through completion of the 2026 crop season.

The property is selling at auction, subject to seller confirmation. Following the close of bidding, the seller will review the high bid and determine whether to accept the final offer in accordance with the auction terms and conditions.

Whether your goal is expanding your farming operation, investing in productive agricultural land, or purchasing a well-improved country property with substantial income-producing potential, Sandhill Road Farm represents one of the finest agricultural opportunities to become available in Snyder County in recent years.

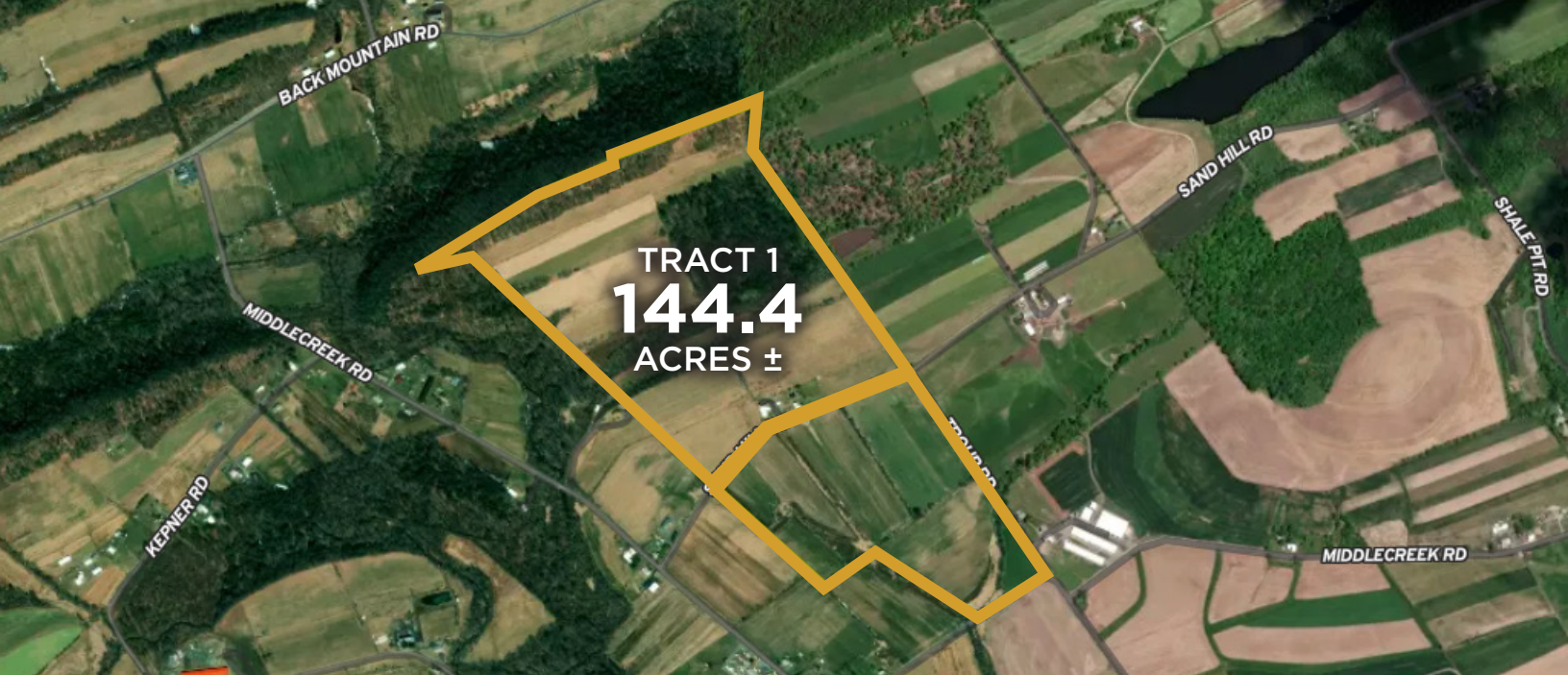
Deeded Acres:	144.4±
Soil Types:	Alvira silt loam, Watson silt loam, Berks channery silt loam
Soil PI/NCCPI/CSR2:	NCCPI 39.9
CRP Acres/Payment:	No CRP
Taxes:	Property taxes total - \$5,014.29
Lease Status:	Open Tenancy for 2027 crop year
Possession:	Immediate possession subject to the current tenant's rights for 2026
Survey Needed?:	No survey needed
Brief Legal:	3846 Sandhill Rd, Beaver Springs, PA, 17812
PIDs:	17-08-014, 17-07-007
Lat/Lon:	40.768, -77.2582
Zip Code:	17812

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
LEVI RENTZEL, AGENT: 717.668.4806 | levi.rentzel@whitetailproperties.com

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GO TO [RANCHANDFARMAUCTIONS.COM](https://RanchandFarmAuctions.com) FOR MORE INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

Ranch & Farm Auctions, LLC, Lic AY002498 | Broker, Jack John Brown, Lic RM424902 | Monte W Lowderman, Auctioneer, Lic AU005417 | Levi Rentzel, Land Specialist for Whitetail Properties Real Estate, LLC, 717.668.4806



TRACT 1
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