

LAND AUCTION



121.79 ASSESSED AC± | 2 TRACTS | BEDFORD CO, PA

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 6/10/26 AUCTION TIME: 11 AM ET

**AUCTION HELD AT: AMERICAN LEGION POST 113
3721 BUSINESS RT 220, BEDFORD, PA 15522**

This exceptional two-tract offering in Bedford County, Pennsylvania, presents a rare opportunity to acquire a highly versatile mix of productive farmland and quality timber ground. Totalling 121.79± assessed acres, the property combines a well-maintained working farm with a separate wooded parcel, appealing to farmers, investors, recreational buyers, and those seeking a rural lifestyle property with long-term upside.

Tract 1 delivers the core agricultural value, featuring a balanced mix of tillable acreage, pasture, and timber supported by functional infrastructure, including a bank barn, equipment sheds, and a farmhouse. The layout is efficient for modern operations, with internal access lanes and the potential to expand productive acreage through light clearing. Whether for livestock, row crops, hay production, or a diversified farming operation, this tract is ready for immediate use with room to grow.

Tract 2 complements the offering with 17± acres of mature hardwood timber, offering investment potential, recreational use, and possible building sites. The wooded setting provides privacy, wildlife habitat, and long-term value through timber management.

Together, these tracts create a compelling opportunity for buyers seeking a combination of income-producing farmland, timber investment, and potential for rural living in a desirable Central Pennsylvania location. Properties offering this level of diversity, usability, and upside are increasingly difficult to find.

TRACT 1 DESCRIPTION: 104.77± ACRES

This is the kind of property that doesn't surface often, a well-maintained, working farm with the land diversity, infrastructure and upside that serious agricultural buyers are looking for.

The acreage offers a productive mix of tillable ground, pasture, standing timber and woodlot. With some targeted grubbing to push back brushy growth, the farm has the potential to open up approximately 35 acres of combined pasture and tillable ground, a meaningful opportunity to expand productive acreage and increase the property's agricultural output from day one of ownership.

The soils have been farmed consistently and the field layout is practical, with internal farm lanes connecting fields, barns and woodlots throughout. Whether you're moving equipment or rotating livestock, the property is organized for efficient day-to-day operation.

A classic bank barn anchors the farmstead, accompanied by equipment sheds and outbuildings suited for livestock housing, crop storage and machinery maintenance. A modest farmhouse provides comfortable on-site living or management quarters. Together, these structures form a complete and functional working system.

The standing timber adds long-term value through sustainable harvest or firewood production. Wildlife is present throughout the woodlot, adding to its appeal for those who enjoy the outdoors. The pasture ground is well-suited to rotational grazing for beef or dairy cattle, and the tillable acres support row crops, hay production or a diversified rotation depending on your operation's needs.

This farm is sized to be both productive and manageable, large enough to support a growing or diversified agricultural enterprise, while remaining realistic for a family operation or smaller-scale producer. Beef, dairy, produce or mixed-use, the foundation is here and ready.

Properties of this quality and versatility rarely come to market. For those seeking a generational homestead, an operating farm with immediate potential or a rural property with strong agricultural bones, this represents a genuine opportunity.

TRACT 2 DESCRIPTION: 17± ACRES

For those seeking quality timber ground with long-term investment potential, Tract 2 offers a predominantly wooded parcel featuring a well-established stand of mixed mature hardwoods.

The timber on this tract represents years of natural growth and stands as the property's primary asset. The mixed hardwood composition offers multiple avenues for value. Whether through a managed selective harvest, a long-term timber investment strategy or simply the appreciation of owning a mature established woodlot. A timber cruise conducted by a qualified forester would help quantify standing volume and species composition for prospective buyers evaluating the harvest potential.

The topography and setting of this tract also lend themselves well to a private building site. With the right clearing and site work, the property's wooded character could serve as an attractive backdrop for a personal residence, cabin, or rural retreat — making this a realistic option for buyers interested in building as well as for those focused purely on land investment.

Beyond the timber value, the mature canopy and ground-level cover create excellent wildlife habitat, making this tract a strong candidate for hunting or recreational use. Whitetail deer, turkey and other native species are commonly associated with this type of mature hardwood environment, adding a recreational dimension that many buyers find equally valuable to the timber itself.

Buyer Disclosure — Tire Dump: A tire dump is present on the property and will be disclosed in full to all prospective buyers prior to auction. The seller acknowledges this condition. Prospective buyers are encouraged to walk the property and review all available information during the inspection period. There may be an opportunity for the buyer to work with the Pennsylvania Department of Environmental Protection regarding remediation assistance and cleanup options. Interested parties are encouraged to contact DEP directly to learn which programs or resources may be available for tire dump cleanup on privately held land.

This tract would suit a range of buyers — a timber investor seeking standing value, a hunter seeking a quality recreational parcel, a buyer interested in a private building site or a landowner looking to add well-timbered acreage to an existing operation.

Parcels with mature hardwood stands of this character are becoming increasingly difficult to find. Whether your interest is in the timber, wildlife, building potential or long-term land value, tract 2 merits a serious look.

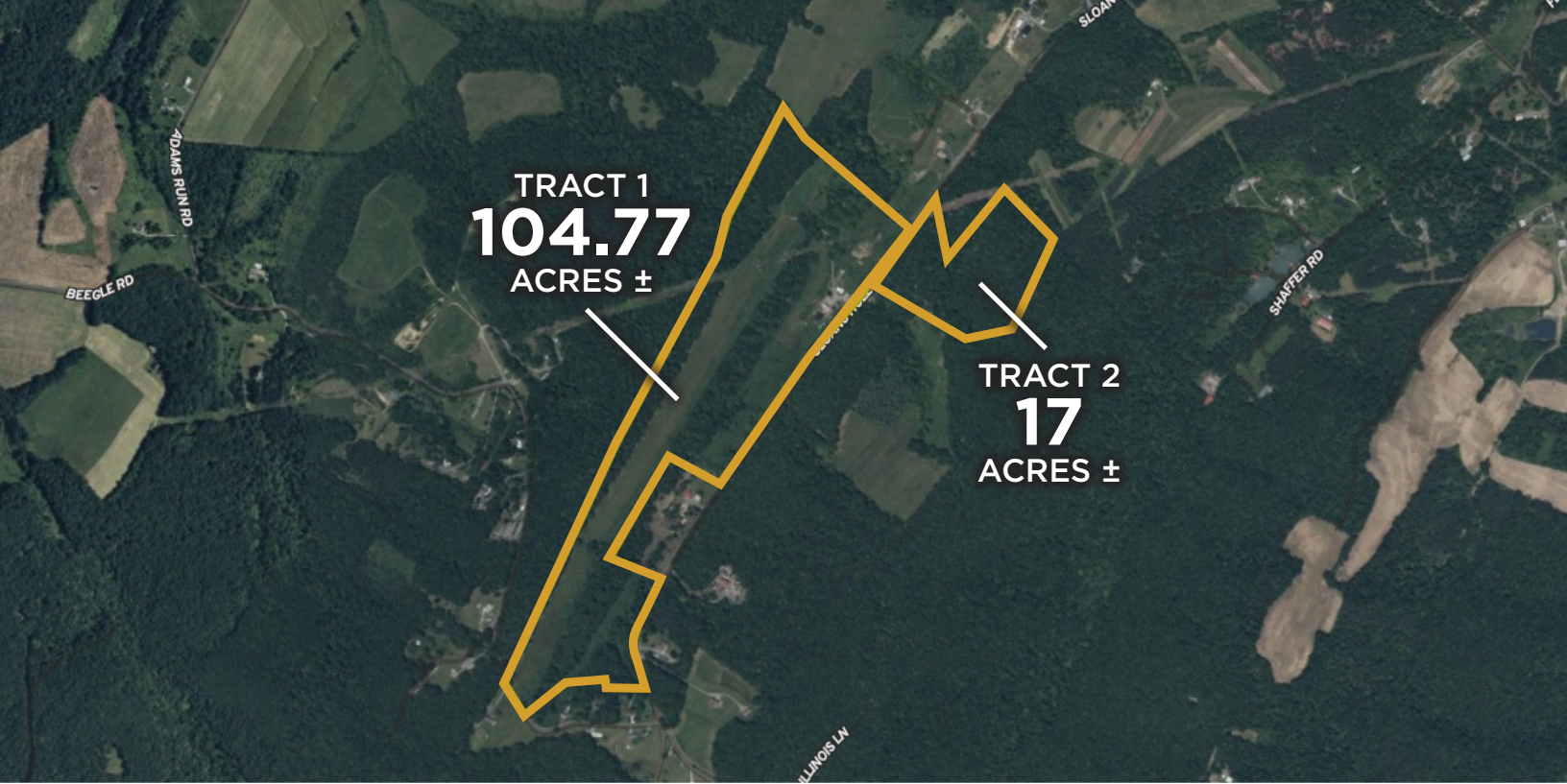
Deeded Acres:	121.79± acres
CRP Acres/Payment:	NO CRP
Taxes:	\$4100 estimated
Lease Status:	None
Possession:	At closing
Survey Needed?:	If a survey is required, the buyer shall be responsible for the cost
Brief Legal:	121.79± acres Bedford Co, PA D.08-0.00-011 DB 1402 pg 11
PIDs:	330-020694
Lat/Lon:	40.08145, -78.57545
Zip Code:	15522

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
JACK J. BROWN, BROKER, C: 724.237.6308 O: 217.285.9000

RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

Ranch & Farm Auctions, LLC, Lic AY002498 | Broker, Jack John Brown, Lic RM24902, 217.285.9000 | Monte W Lowderman, Auctioneer, Lic AU005417 | Jack Brown, Land Specialist for Whitetail Properties Real Estate, LLC, 724.237.6308



TRACT 1
104.77
ACRES ±

TRACT 2
17
ACRES ±

121.79 ASSESSED AC± | 2 TRACTS | BEDFORD CO, PA

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 6/10/26 AUCTION TIME: 11 AM ET

**AUCTION HELD AT: AMERICAN LEGION POST 113
3721 BUSINESS RT 220, BEDFORD, PA 15522**



**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
JACK J. BROWN, BROKER, C: 724.237.6308 O: 217.285.9000**

RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

Ranch & Farm Auctions, LLC, Lic AY002498 | Broker, Jack John Brown, Lic RM424902, 217.285.9000 | Monte W Lowderman, Auctioneer, Lic AU005417 | Jack Brown, Land Specialist for Whitetail Properties Real Estate, LLC, 724.237.6308