

# LAND AUCTION



## 13.39 AC± | 1 TRACT | CUMBERLAND CO, PA

**AUCTION:** LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE:** 5/15/25 | **AUCTION TIME:** 5 PM ET

**AUCTION HELD AT:** ON-SITE, 166 NEWVILLE RD, NEWBURG, PA 17240

**OPEN INSPECTION:** 4/12/25 & 5/10/25 | 12 PM - 2 PM

166 NEWVILLE RD, NEWBURG, PA 17240

Discover an exceptional 13.39± acre farm in the Newburg Borough of Cumberland County, offering a rare zoning variance for livestock and an ideal setup for homesteading, farming, or an agricultural business.

This property includes a 2-bed, 1-bath home with new flooring, an updated bathroom, updated plumbing, and modern touches throughout, along with a versatile set of outbuildings perfect for farm operations, storage, and equipment.

### Zoning Variance Approved for:

- Up to 15 adult cattle, plus their calves
- 3 horses
- 20 chickens (housed in a shed or barn)
- Impressive Infrastructure:
  - Barn (84x56) | 4-Bay Shed (72x32) | Chicken Coop (32x18)
  - Workshop/Storage (38x21) | Wagon Shed (50x20)
  - Garage & Diesel Tank Room (38x20) | Run-in shelter
  - Shed (16x10) & Pavilion (16x12)
  - Underground Bomb Shelter/Cold Storage
- Pasture & Fencing:
  - 5,000' of electric fencing
  - Automatic waterers throughout pastures
- Enrolled in Clean & Green – Enjoy significant tax savings

This farm is currently operating as a working farm, and with its existing approvals and agricultural potential, it's an ideal opportunity for a family homestead, small-scale livestock operation, or sustainable farming venture.

**Auction Terms & Conditions:** A 10% deposit is required on the day of the auction, with the remaining balance due at settlement, which must be completed within 45 days or sooner. The buyer is responsible for both transfer taxes (2% of the sale price). Don't miss this unique opportunity to own a well-equipped farm in Newburg with agricultural flexibility and low taxes!

**Contact Dustin Prieto for details or to schedule a private showing.**

Buyers Agents, register your buyer to receive a commission. Contact us for details and the registration form.



<b>Soil Types:</b>	Berks channery silt loam
<b>Soil PI/NCCPI/CSR2:</b>	NCCPI 45.19
<b>CRP Acres/payment:</b>	No CRP
<b>Taxes:</b>	\$2425.80
<b>Lease Status:</b>	No leases
<b>Possession:</b>	Immediate possession
<b>Survey needed?:</b>	No survey needed
<b>Brief Legal:</b>	13.39± acres located Cumberland Co, PA Lot 1 PB 68 PG 12
<b>PIDs:</b>	11-08-0601-046
<b>Lat/Lon:</b>	40.13688, -77.5476
<b>Zip Code:</b>	17240

**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**  
**DUSTIN PRIETO, AGENT: 717.659.0777 | [dustin.prieto@whitetailproperties.com](mailto:dustin.prieto@whitetailproperties.com)**

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

Ranch & Farm Auctions, LLC, Lic AY002498 | Broker, Jack John Brown, Lic RM424902 | Monte W Lowderman, Auctioneer, Lic AU005417 | Dustin Prieto, Land Specialist for Whitetail Properties Real Estate, LLC, 717.659.0777





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