Albright Estate Auction

113 acre Tioga County PA Farm

Saturday, November 14 @ 9:30 AM

1473 Wattles Run Rd., Sabinsville, PA 16943
Directions from Rt. 349, turn onto Wattles Run Rd. 2.9 miles to auction. Watch for auction signs.

Real Estate, 4 Tractors, Farm Equipment, Tools, & Household Items.

113 Acre farm, 4-5 bedroom, 3 story farmhouse. 2 story bank barn, 1 car garage, milkhouse, few small sheds. Mixture of tillable land, pasture, & woods. Barn needs some TLC, house is very sound, shingle roof, vinyl siding, dirt floor basement. Heat source is fuel oil & pellet stove. 1 full bathroom, kitchen, pantry/ laundry room, living room. Water source is spring fed, never ending supply of water. Clymer Township, Northern Tioga School District. Zoned agriculture & in clean & green. Property borders Potter County. Lots of road frontage on Wattles Run Rd. & Douglas Rd. Prime hunting throughout! Great investment opportunity, hunting camp or starter farm! The possibilities are endless! No OGM's.

Call Tim Sr. 607-346-3391 to schedule an appointment to view the property.
Real Estate sells @ noon.

Terms on Real Estate: Subject to immediate owner confirmation. $50,000 non-refundable down payment is due day of auction in the form of cash, certified check, or personal check if accompanied by a bank letter of credit guaranteeing funds to Tim Kaltenbach Sr. • Real Estate sells in as-is condition.

Farm Equipment: JD 2840 w/ 148 loader & bucket, 3pth. hitch, 2 sets of dual hyds., 540/1000 pto, 1,616 hrs. AC 185, 4,307hrs. AC 7000. Ford 8N, new rubber. Case 1830 skid steer - not running. JD 447 round baler, string tie, shed kept. NH 489 haybine. Hesston 1010 hyd. swing haybine. IH 440 square baler w/ #10 thrower. IH 35 rollbar rake w/ dolly wheel. AC 2000 3 btm. semi mount plow w/ side hill hitch. NI pull type sickle bar mower. Grimm hay tedder. (3) hay wagons. Flatbed wagon. Back blade, 3pth. post driver. Ford 6' bush hog, NH wood wagon. Gehl 250 manure spreader. Truck snowplow. 26T wood splitter w/ motor. NH transport skeleton elevator. Small qty. of square & round bales. Chicken wire, grain aerator, milk cans, qty. of lumber, JD 110 lawnmower, Bennche M550L 4-wheeler, platform scales.

Tools: Lots of tools! Werner ladders, battery charger, tire chains, water pipe, c-clamps, vise grips, chains, binders, pipe bender, 6' level, bottle jacks, Lincoln MIG welder, chain breaker, power tools, tool boxes, shop smith, Pro 4000 upright air compressor 5hp 30 gal, drill press, hammers, wrenches. board rollers, sockets, SS milk pails w/ lids, Stihl chainsaws, plus more!

Antiques, Collectibles, & Household: Hoosier cabinet w/ flour shifter - complete. Home comfort wood/gas stove. DeLaval sign, marble top lamp stand, fishing creels, red lamp, pink & green depression ware, furniture, bedroom suites, dressers, wardrobes, kitchen table & chairs, & more!

Terms: Cash or good check day of auction. ID required to obtain buyer's number. Nothing removed until settled for. Loader on-site. No buyer's premium!

Sellers: The Calvin Albright Estate
Amy K. Albright

AUCTION CONDUCTED BY:
Tim Kaltenbach Sr. and Family
PROFESSIONAL AUCTION SERVICE
Licensed & Bonded Since 1999
TIM Sr. 607-346-3391 / TIM Jr. 607-857-9979
AU 3835-L **AU 5984**

