



**BEILER-CAMPBELL
REALTORS & APPRAISERS**

FARM & LAND DIVISION

888-786-8715



www.beiler-campbellfarms.com

ADAMS COUNTY

52 +/- LEVEL ACRES IN A NICE RURAL LOCATION. All tillable. A 52'x60' shop, 52'x32' shed, and a 18'x24' garage are on the property. House needs work and is being sold as is. \$695,000

52.48 +/- ACRE FARM WITH A LARGE GREENHOUSE that was being used for hydroponic cultivation and processing. The facility was built in 2014 & features 106,000 sq. ft. of greenhouse space and 9,000 sq. ft. utility area with 400 sq. ft. cooler room. Greenhouse is constructed of glass with tempered glass roof. 100% automated climate control (Hortimax) 100% automated fertigation facility (Hortimax). 8.25 million BTU Boiler. 4 heating zones. Year-round cultivation without artificial lights. Room for facility expansion if new buyer desires. The property was USDA GAP certified when used to grow cucumbers. Property also includes a 4 bedroom 2 bathroom home with private septic and well and other buildings. \$4,900,000

BEDFORD COUNTY

WATCH THE MORNING LIGHT SETTLE OVER THE DUTCH CORNER COUNTRYSIDE AS THIS 33-ACRE FARM COMES TO LIFE. The 2,073 sq. ft. farmhouse features 3 bedrooms and 2 baths, an updated kitchen with granite countertops, and efficient geothermal heating and cooling. A covered front porch overlooks a spring-fed pond and a 16' x 20' two-story log springhouse. An inviting sunroom leads to a saltwater pool—ideal for relaxing or entertaining. The property is well equipped for a variety of uses, highlighted by a heated 30' x 45' garage with in-law quarters and a full bath. The 40' x 60' bank barn offers four stalls and a 24' x 36' lean-to for additional storage. Additional outbuildings include a 15' x 22' tack room, an 8' x 12' greenhouse, and a 14' x 20' storage shed. \$884,900

PRICE DROP! 150 WOODED ACRES IN BEDFORD COUNTY. The property is conveniently located in Everett and adjoins state game lands. It has many trails for 4-wheeling and hiking. The forest has a mix of medium growth to mature trees and is ideal habitat for the abundant wildlife... deer, turkey, and bear. Whether you're looking for a great hunting spot or a location to build your new cabin, this property has it. Schedule your showing today. \$649,000

210 +/- ACRES OF PRIME HUNTING. 3 parcels if 65+ acres can be purchased in its entirety or individual lots. Two parcels have a large creek, flows year-round. Build your dream cabin, develop your own camp. Lots of deer, turkey, and bear on this property. Only minutes from the Bedford exit off PA Turnpike. Recently logged and will make a great hunting location for years to come. Bring your offers. \$835,000

CHESTER COUNTY

CLASSIC BRICK FARMHOUSE ON 2 ACRES WITH PLENTY OF POTENTIAL.

The home offers 7 bedrooms and 2 full bathrooms, along with a bank barn and a separate garage/shop. A wooded area and creek sit at the back of the property, attracting local wildlife and adding to the rural charm. While the home may benefit from some TLC, it presents an excellent opportunity for buyers to invest and add value. Situated in the Lincoln University area of Chester County, offering a peaceful setting with convenient access to nearby amenities. \$415,000

LOOKING FOR THE PERFECT PROPERTY IN PARKESBURG AREA? This 2.1-acre lot offers easy access, a great location, and plenty of potential. The property previously had a trailer and includes a well. Buyer's responsibility to verify utilities and restrictions. Ideal for a quick close. Great investment opportunity. \$85,000

LIGHT COMMERCIAL ZONED 14 ACRE PROPERTY with 650' road frontage on route 41 (14,000 vehicle per day), 950' on Hood Rd, and 1000' on route 926. Presently being used as a horse farm with house and barn but numerous commercial potential. Natural gas is available as well for this commercial property! Can also be purchased with 2195 Gap/ Newport Pike for a total of 22 Commercial Acres with even more 41+926 road frontage. \$1,600,000

BEAUTIFUL 7+ ACRE COMMERCIAL LOT with large former brick mansion used as single-family rental. Could be brought back to its former glory, located along Route 41 and Route 926 (approx. 750' road frontage). Between Gap and Avondale, PA. Daily traffic 14,000+ with high truck volume. The building has three floors and 8 bedrooms (4,500 sq. ft. finished). Can also be purchased with 162 Hood Road for a total of 22 Commercial Acres. \$1,070,000

CLEARFIELD COUNTY

86+/- ACRE RECREATION PROPERTY IN PENN TWP, CLEARFIELD COUNTY.

This parcel has beautiful views and great hunting with lots of wildlife. The land is mostly wooded with some open parts and a small stream. A nice hunting hut on site and good trails run throughout the property. \$349,000

CLINTON COUNTY

32.4 ACRES WITH A 4-BEDROOM, 2-BATH FARMHOUSE, A PIG NURSERY BARN, A BANK BARN, AND OTHER OUTBUILDINGS IN CLINTON COUNTY.

Property has a mix of woodland and tillable with a small stream and is in a secluded location. The pig nursery facility is 100' x 300' and can hold 4800 feeder pigs. Each room has its own heat, water, feed, ventilation and monitoring system and hose hookups for the barn's hot water pressure washer system. There are 4, 15-ton feed bins on site as well as a permanent diesel backup generator with an automatic transfer switch system and 2 farm-owned 1000-gallon propane tanks. \$1,990,000

HUNTINGDON COUNTY

325 +/- ACRE TRACT NEAR ROBERTSDALE, HUNTINGTON COUNTY. This large piece of woodland features a mix of steeper terrain as well as beautiful ridge top acreage with level to gentle sloping topography, providing great opportunities for a hunting cabin, camp, or food plots. \$1,150,000

213 +/- ACRE RETREAT IN HUNTINGTON COUNTY. Accessed off a dead-end cul-de-sac in Robertsdale, the gentle sloping topography of this tract offers unique opportunity for investment, recreation, and multiple sites for your cabin or secluded home. Utilities, including public water and sewer, are available at the entrance of the property, and a road gives great access deep into the acreage with your vehicle or side by side. \$819,000