



# AUCTION

**LEADING THE INDUSTRY SINCE 1945**

**Saturday – October 19, 2019 – 1:30 PM**

## Gehm Trust

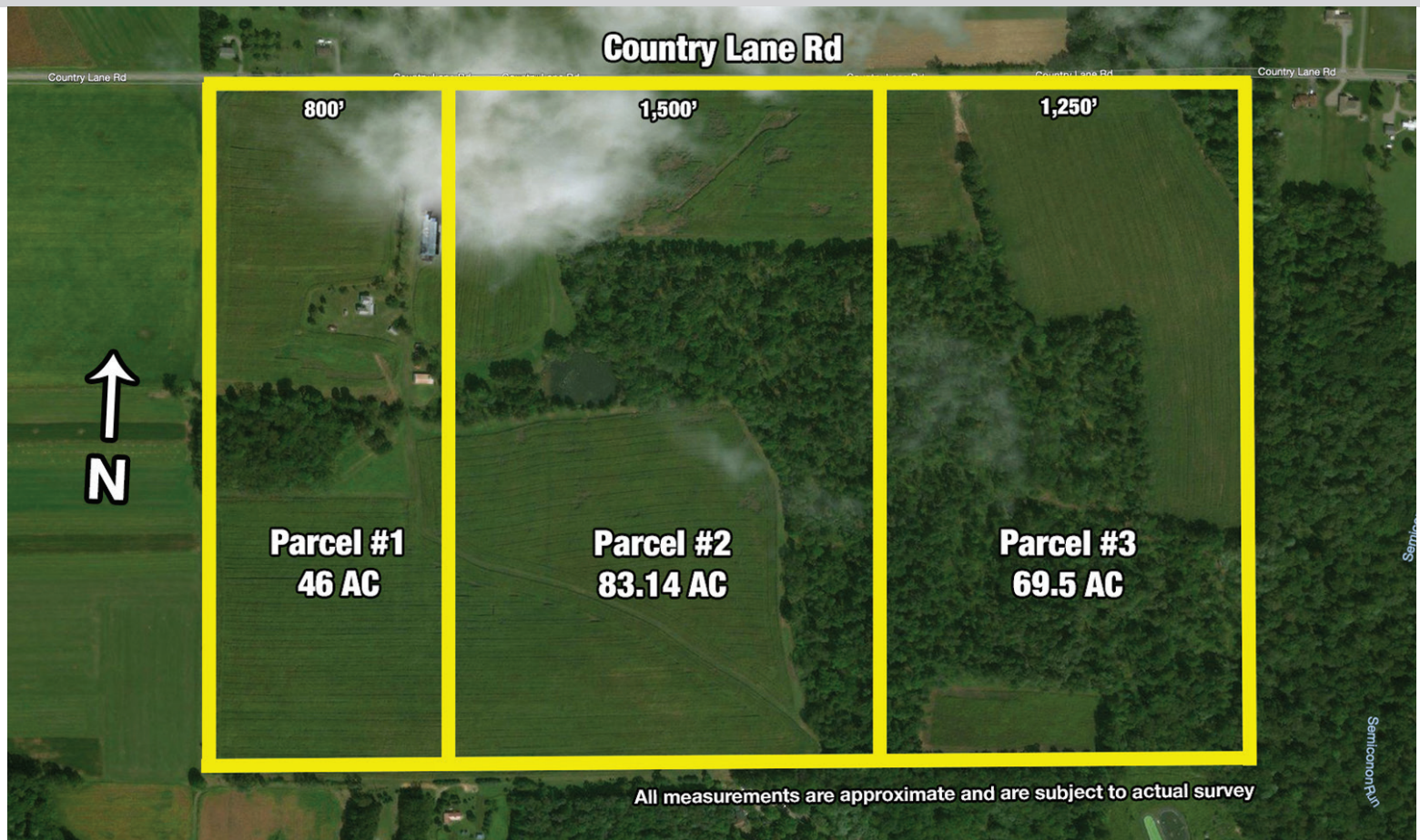
**Attn: Investors, Farmers, Recreation & Hunting Enthusiasts**

198+ Acre Farm Offered In 3 Parcels – Oil And Gas Rights Sell Separate  
Open Rolling & Wooded Land W/Stream & Pond – Spacious Century Home On 46  
Acres – Prospect Borough – Connoquenessing Twp. – Butler County, PA

Absolute auction, all sells to the highest bidders on location:

**314 Country Lane Rd., Prospect, PA 16052**

**Directions:** Located approx. 45 minutes north of Pittsburgh. From RT 422 east of I-79 and west of Butler to RT 528 then south of Prospect to Country Lane Rd. and auction. Or from I-79 north take exit 83 to RT 528 and go north to Prospect and auction. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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## REAL ESTATE: Zoned Agricultural

**PARCEL #1:** Approx. 46 acres mostly open and tillable land w/ spacious 2-story home ready for updating. First floor with living room w/ fireplace and wood burning insert, wood pegged floors, hand hewn beams and walls. Kitchen w/ wood pegged floors. Utility room, full bath, and den or office. 2-car attached garage. 5 bedrooms, 2 full baths, and bonus room up. Partial walkout basement. 32 x 60 pole barn and spring house. Approx. 800' frontage.

**PARCEL #2:** Approx. 83.14 acres mostly open rolling and tillable land with pond and spring. Balance wooded. Approx. 1,500' frontage.

**PARCEL #3:** Approx. 69.5 acres rolling land, approx. 60% wooded balance tillable and open land. Approx. 1,250' frontage.

**PARCEL 1-A:** Approx. 46 acres oil & gas rights. No leases.

**PARCEL 2-A:** Approx. 83.14 acres oil & gas rights. No leases.

**PARCEL 3-A:** Approx. 69.5 acres oil & gas rights. No leases.

**NOTE:** Great location. Easy access to Pittsburgh, I-79, I-76, and I-80. Just south of Moraine State Park and Lake Arthur. Land will be offered first in parcels and together followed by the oil and gas rights in parcels and together.

**TERMS ON REAL ESTATE:** 15% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price, which goes to the seller. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate but not guaranteed. Property to be offered as a Multi Par auction and sold whichever way it brings the most.

**AUCTION BY ORDER OF:** Bruce E. Bocker, Trustee for the Irrevocable Trust of Mary Ann Gehm

Russ Kiko Assoc.#AY000170L



Auctioneer/Realtor®

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