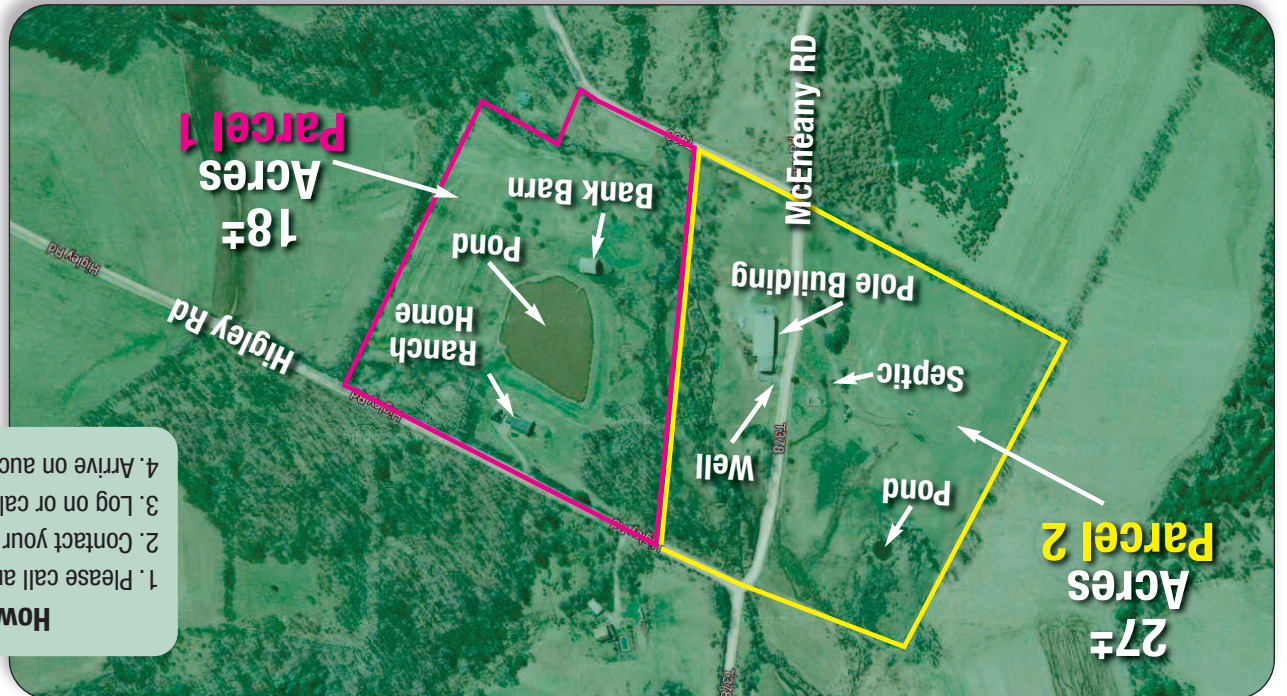


Map is a guide only, not to scale.



Registration: Anytime before 12 PM the day of the auction, June 7, 2014 at 12pm.
Terms and Conditions: To be sold under owner's immediate confirmation. Cash, Cashier or Certified Check written to Dustin C. Snyder Escrow Account or Cash in the amount of \$25,000 for parcel 1 and

- How to Buy at Auction**
1. Please call and schedule a private showing
 2. Contact your bank to become preapproved bidder will be required to sign a contract of sale immediately upon the conclusion of the auction with the deposit acting as a down payment.
 3. Log on or call for a bidder's packet
 4. Arrive on auction day and bid comfortably

\$20,000 for parcel 2 required at the time of auction as a down payment.
Contract: The successful high bidder will be required to sign a contract of sale immediately upon the conclusion of the auction with the deposit acting as a down payment.
Closing: Will be on or before 60 days following the auction.
Financing Available: Please contact a bank of your choice or contact Jennifer Long at 1-800-223-3276.
AgChoice Farm Credit
Knowing you makes the difference.

Real Estate Auction June 7 @ 12pm Bradford County

18± Acres & Ranch Home • Terry Twp. 134 Higley Road • New Albany PA 18833

27± Acres Land & Pole Building • Albany Twp. 1414 McEneaney Road • New Albany PA 18833

Auction: To be held on site - 134 Higley Road New Albany PA 18833 • Property will be offered separately and in its entirety.

Parcel 1: 18± Acres Ranch Home, Terry Twp.

- 2 Bedroom, 2 Bath (1853 Sq. Ft.)
- 25'x40' Bank Barn
- Attached 2 Car Garage
- 2± Acre Pond 10'-17' Depth & Dock
- 4 Wire Hy Tensile Fencing (Approx. 14 Acres)
- No Chemicals/Commercial Fertilizers
- \$2,254± Yearly Taxes
- 2% Realtor Participation Invited



Parcel 2: 27± Acres, Albany Twp.

- 120'x55'x23' Steel Frame Pole Building
- Half-Acre Pond
- 4 Wire Hy Tensile Fence Approx. 23 Ac. Fenced
- Well & Septic
- Current Beef Operation
- \$865.00 Yearly Taxes
- 2% Realtor Participation



Directions: From **New Albany**, Rt 220 travel north, turn right onto State Rte 220 / Division St., travel 4 miles turn right onto S Rd / T378, travel 5.2 miles turn left onto Higley Rd. Property will be on left. *Please watch for signs.*

I would like to thank the family for hiring my services.

For more information contact: Dustin C. Snyder - 570.441.9357 • www.dustinsnyderauctioneer.com

PARCEL #1 DETAILS: HOME / LAND

County: Bradford

Township: Terry

School District: Wyalusing

Parcel: 46-135.00-065-000-000

Deed: 199721125

Acres: 17.85 Acres

Taxes: \$2254/yr.

Topography: Rolling/Sloping, 90% of land is machine workable

Pasture: Approx 14 Acres, 4 wire HyTensile fence, NO chemicals or commercial fertilizers

Streams: One meanders through property

HOME DETAILS:

Style: Ranch, stick built frame, brick

Year: 1982

Bathrooms: 2 Baths

Bedrooms: 2 Bedrooms

Sq. Ft.: Living area upper - 1,853 rec. room & computer lower - 520 square footage unfinished lower (freezers, dry storage, pantry, utilities) - 1333

Water: Drilled well 185', ½ HP Submersible 12-15 GPM

Water test: EPA approved 1/2014

Septic: 1,000 gal. septic and drain field - cleaned and inspected summer 2011

Electric: 200 Amp service, emergency 10 cir./sub

Pond: 2 Acre pond-10'-17' - depth, dock, and well stocked

BANK BARN:

- 25x40 Bank barn good condition and roof
- Electric service:
- Storage: top and bottom

Wildlife: The following wildlife can be seen throughout the area and on the farm; deer, turkey, water fowl, bear, beaver, muskrat, fox, and coyote.



Oil & Gas Rights: Owners are conveying 25% with Parcel #1

Lease: Chesapeake Appalachia, LLC.

Current Royalties: 12.5%, Owner receives approx. \$ 100 per ac per mth. At 100% ownership.

Unit: Dave

Future Production: The DAVE BRA 5H Well-Pad currently has 5 permitted wells assigned to the site. 1 well online

Gas production: 2,984,098 MCF (up to Dec 31st, 2013)

Dollar value: \$ 9,996,728.30 (ATW \$ 3.35 per MCF)

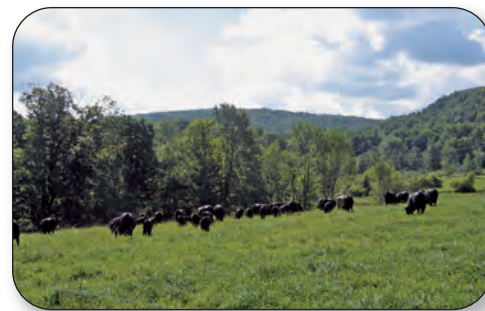
Estimated Royalties: \$ 1,249,591.04 (@ 12.5%)

Liquid Waste: 315,543 Gallons (7,513 Bbls)

Information by marcellusgas.org

UPDATING OF HOME:

- 2011 - New complete roof with trusses out, 5/8" P&G sheeting, 50 year arch shingles, new vinyl siding, complete house wrap, soffit, trim, gutters, downspouts, whole attic ventilators, new stainless DBH lined furnace chimney, new heavy insulated 16'x9' garage door and opener
- Additional 10" blown fiber insulation in attic/truss area total 16". Thermo Seal of all roof penetrations and wall lines.
- 2011 - New screened in porch, windows, screens, rear stairs, walls and supports.
- 2012 - New gravel driveway
- 2005 - Kitchen redone (appliances, counter, and sink)
- 2006 - Generac 10KW emergency generator/propane



PARCEL #2 DETAILS: LAND WITH AMENITIES

County: Bradford

Township: Albany

School District: Wyalusing

Parcel: 02-135.00-064-000-000

Deed: 200319246

Acres: 26.5 Acres

Taxes: \$865/yearly

Topography: Rolling/Sloping, 90% of land is machine workable

Pasture: Approx 23 acres, 4 wire Hy-Tensile fence, NO Chemicals or commercial fertilizers

Streams: Stream runs length of parcel

Pond: .5 Acre

Water: New drilled water well 105' depth 100 + GPM 1/2HP Submersible- serves barn, 2 hydrants, water bowl

Septic: Tank with drainfield

Spring Back Up: Improved spring with 1000 gal. reserve storage, feeds pasture waterer. Spring is piped to barn and is activated in event of power outage. Piped water and electric is on both sides of road.

POLE BUILDING:

- 120'x55'x23' Steel frame pole building with rough cut vertical siding presently used for machinery, hay, and cattle.
- Two bays 50'x50' concrete (2500 sq. ft.)
- Three bays 75'x50' gravel (3750 sq. ft.)
- 12,000 sq. ft. of gravel work area for parking, bale storage
- 1,250 sq. ft. of outer apron area (concrete)
- Metal roof
- Year built: 2005

BANK BARN:

- Remodeled 40'x40' bank barn with metal roof.
- New 2" plank floor
- Lined (plywood) interior walls
- Replaced failing timber frame when needed
- New 200 Amp electrical service and wiring
- Phone line
- Raised and new extra heavy columns
- Drain tile - lower level
- Water hydrant
- Zero freeze ball fountain
- Partitions
- Renovated stone foundation
- Skid loader accessible

Oil & Gas Rights: Owners are conveying 25% with Parcel #2,

Lease: Chesapeake Appalachia, LLC.

Current Royalties: 12.5%, Owners currently receiving at 100% ownership approx. \$100 per acre per mth.

Unit: Dave

Future Production: The DAVE BRA 5H Well-Pad currently has 5 permitted wells assigned to the site. 1 well on-line.

Gas production: 2,984,098 MCF (up to Dec 31st, 2013)

Dollar value: \$ 9,996,728.30 (ATW \$ 3.35 per MCF)

Estimated Royalties: \$ 1,249,591.04 (@ 12.5%)

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Information by marcellusgas.org