Are you Looking for a Turn-Key Farm-Based Entrepreneurial Business & Living Opportunity on an Unique Property w/Plenty of Good Water. This 5.4 Acres Situated in the Appealing Penns Valley/Brush Valley Area of Central Pennsylvania is a “Sweet Spot”. Close to State College (Penn State University) & Lewisburg (Bucknell University), you’ll have Country Life w/all the Amenities of a small thriving City Nearby – Including Great Markets for Farm-Based Products, On-Farm Events & Connections to Other Small Businesses. The Local-Food Scene and Agrotourism Provide Great Opportunities for this Property. Sitting ½ Mile off Brush Valley Road, the Farm is Quiet, Surrounded by Mostly Amish Farms, 2 Miles from the Village of Rebersburg. Property is Beautifully Landscaped, Partially Surrounded by Mature Trees & Breath-Taking Gardens which adds to the Tranquil Setting. A 2 Story 4 Bedroom Farm House w/Attached Studio Apartment w/Separate Entrance. Remodeled Kitchen/ Family Rm. w/Plenty of Natural Light. Living Rm. Home Office. 2 1/3 Baths. Wooden Finished Floors Throughout. Wood Burner w/Secondary Electric Heat. Well. Septic. Lg. Perennial “Spirit Garden” w/Partially-Walled Hardscape Patio for Family Gatherings. 12’x16’ Cottage for Weekend Rentals; Bunkhouse Cabin w/Loft for a Retreat Space. For The Gardeners, a Sm. Greenhouse, Potting Shed & Tool Shed. If you are looking for a beautiful place to live in the country but close to cultural and economic hubs to start your new farm-based enterprise, look no further.
The Following Buildings Provide a Multitude of Entrepreneurial Opportunities

**30' x 40' - 2 Story Multi-Purpose 2400 sq. ft. “Barn”:**


Uses for this building include:
- Processing area for farm-grown animal or vegetable products
- Making on-farm products for sale from the commercial kitchen
- On-farm store
- Weddings, parties, meetings or classes

Programming for school kids & tours Roof is oriented for the addition of South Side Solar Panels. Own Septic.

**NOTE:** The E and S side of this building could be re-converted back for animal use.

Slant bar feeders & head lock are still in place for cattle and could be connected to a corral below and/or lane access to the 3-acre pasture above. Hay Loft Access.

**30' x 40' - 2 Story Shop w/9'x11' Walk-In Freezer:** Recently Renovated w/New Roof, Siding, Windows. Electric. Clean Anteroom for Market Prep. 2nd Story Hay Loft or Storage.

**36’ x 48’ “Curtain Turkey Barn”:**

Sits within a 3 Acre Pasture w/New Predator-Proof Woven Wire Electric Fence Suitable for Sm. & Lg. Livestock. Field has 2 Hydrants.

This Farm Land is Chemical Free for the Past 30 Years

Water is from a Mountain Spring w/Back-Up Well. Water Test is Good for Commercial Kitchen Use. All Fields & Buildings have Electric, all have Water Except the Shop. For Inspection Call 814-777-3341.

**Terms:** $20,000. Down, Balance within 60 Days. Prospective Buyers may Conduct Property Testings at their own Expense Prior to Sale Day. No Buyers Premium. Broker Participation Available by Contacting Auctioneer for Details.

**The Following Buildings will be Sold after the Farm:**

2 – 12’x16’ Removable Chicken Field Houses on Skids w/Flaps for Outdoor Access, Cooling; 1 – 8’x8’ Hog Shelter on Skids; 12’x16’ Brooder Insulated House/Storage Shed on Skids.

**FOR MORE PHOTOS GO TO:** www.overthemoonfarm.com

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**FARM MACHINERY & TRAILERS**

Ford 3000 Diesel 2WD Tractor w/Front End Loader; Detachable 5’ Ground Bucket w/Attachable Bale Prongs, Front Ball/Hitch, Forks, PTO, 3 pt. Hitch; Kodak 5200 Series HD 5’ Full Type Brush Cutter; Hay Wagon w/High Sides; Flat Bed Hydraulic Dump Farm Wagon; 2006 – 7’x12’ Carry on (Modified Tall Sides w/Split Beaver Tail Hog Trailer; 2000 – 5 ½ x 10 1/2’ Trailer; 1972 6’x8” Dilly Trailer; 4’x8” Special Construction Trailer

**RIDING LAWN MOWER, POWER & SHOP TOOLS & FARM RELATED TOOLS:**

Craftsman 3-N-One Walk Behind w/Bagger; Husqvarna Riding Mower; Honda 2000i Generator w/Parallel Cables; DeWalt 10’ Compound Miter Saw; Skil Saw; DeWalt HD Angle Grinder; Skil Jigsaw; Remington Elect Pole Saw; DeWalt Cordless Drill; DeWalt Sander; B/D Sander; Electro Bench Grinder, 15 gal. Campbell Hausfeld Air Compressor; MTD Elect. Start Snow Thrower, Stihl FS66 Brush Cutter; Poulan Leaf Blower; Kobalt Floor Tool Chest; Briggs & Stratton Power Washer; Stihl Weed/Brush Cutters; Century Battery Charger; Extension Cords; Coal Buckets; Plumbing & Elect. Supplies; 4’, 6’, 8’ Werner Step Ladders; 27’ Alum. Werner Extension Ladder; Wooden 10’ Orchard Ladder; 2.5 & 6’ Shop Vacs; Filing Cabinets; Wooden Work Tables; Lawn & Garden Tools; Lawn Hoses; Outdoor Wood Rack; Garden Stakes; Pegs, Shelves & Drawer Shop Tool Storage Units; Closvat Dbll. Door Cabinets; Dbl. Door Metal Storage Cabinets; Dolly’s; Rat Bait Boxes & Tubes; Snap Traps; Hardware organizer Plastic Bins; Metal Shelf; C Clamps; Vise Grips; Hammers; Plumb Hatch; Files; Wrenches; Alien Wrenches; Adj. Wrenches; Chisels; Challenger 13 pc. Sockets; Ratchets; Drill Bits; Hand & Hex Saws, Sledge Hammer; Tin Snips; Tool Boxes; Wooden Tool Box; Saw Horses; Chain Saw Helmet & Safety Vests, Harness & Belts; Johnson Level; HD Rope: Grindig Wheels & Sanders; Work Lights; Outside Flood Lights; Wooden; Plastic & Collapsible Crates; Havahart Varmint Cage Traps; Koch Cooler Strip Curtain Flap Door; Dirt Devil Shop Vac; Jumper Cables; Bee Smoker; 3000 Power Flow Pressure Washer; 26’ Yard Machine Snow Blower; Garden Carts & Wheelbarrows; Strong Way 1400lb Jumbo Wagon; Strong Way Poly Dump Cart; Agri Fab Poly Utility 10 pull behind Cart; Alum. Muck Caddy w/Screen for Tubing; Poly Wood, Multifunctional 3 & 4-Wheeler Wheelbarrows; Log Chains; Numerous Lawn & Garden Tools; Jacks; HD Steel Garden Wagon; Parmak Electric Fencers; Fencing Tools & Supplies, Crimper, Cable Cutter. Wire, Fiberglass & Step-In Fencing Supplies & Tools; 6 Rolls of ElectroNetting, Grass Seed & Hand Seeders; Lumbar; Pavers; Cinderblocks; Tile; Firewood; Alum. Ramps; Steel Car Lifter Ramps; Tires & Tubes; Gas Cans; Oils; Bike & Bike Rack & Much More.

**MARKET/COMMERCIAL KITCHEN, APPLIANCES, EQUIPMENT, HH GOODS & FURNITURE:**

True GDM-35ES Glass Door Merchandiser Refrigerator; 2 Door Commercial True Refrigerator; Under the Counter 2 door Comm. Refrigerator Turbo Air Model TWR60SD; Shelving Units; SS Deep Wire Rack Cart for Meat; Dunnage Rack; 6’ SS John Boos 2 Tier Work Table; SS Storage Cabinet on Wheels, Work Table; GE Gas Dual Oven (Regular/Convection) Stove; Various Chees Freezers; DeLaval Cream Separator Tin Sign; Pie Safe; Apt. Sz. Refrigerators; Lg. Roasters; KitchenAid Mixer; Propane Burner; SS Pots, Pans & Strainer; Dinnerware; 5 Gal. Thermos; 15+ Ice Chests; Cookie Cutters; Crockery Water Jug; 6’ & 8’ Lifetime Folding Table & Picnic Table; Wooden Folding Picnic Table (Turns into Benches); Card Tables; Ant. Wrought Iron 3 pc. Garden Table & Chairs; 5 pc. Glass Top Patio Table/Chairs/Umbrella; 8’ Wooden Pine Benches; Wooden Love Seat Glider; Stools; Stationary Bike Stand; Car Bike Rack; WII Fit; Sherlock Holmes & The Shadow Tapes; Soda Stream Works; NiB Coleman Lantern; Meade Binoculars; Honey & Canning Jars; 2400 Dehydrator; Waterproof Wall Set & Speakers; Party lights; Haps, Quilts, Bedding, Linens, Canners, Blenders; Juicer; Elect. Plate Buffet Range; Wood Stock Typewriter; Bird Houses & Feeders; Wire Racks; Aztec Rug; Baskets; Aaronsburg Pottery; #3, #5 Griswold Fry Pans; Gratiowanite; Pyrex; Happy Light; Blue Dec. Chicken, Bowls, Vase; Ironstone Pitcher; Back Packs; Life Jackets; Bag Chairs; Tents; Volleyball Set; Bocce; Quoits; Dome Top Chidls Trunk; Captains Chair; Quilt Rack; 3 Tier Brass Stand; Metal Yellow Serving Cart; TV Trays; Wooden Feed Box; Wooden Cobbler Bench; Paper Roll Cutter; Gold Edge Rectangle Mirror; Wesson Milk Bottle; Milk Box; Metal Basket; Wooden Blanket Chest; Dropleaf Table w/5 Round Back Chair; Dressers; Drollop Desk; Audubon Prairie Chicken Picture; Buck Saw; Craws; Cucks; Bookcases; Ant. Flour Bin; 2 Pc. Ant. Step Back Cupboard; Dressers; Queen Sz. Mattress/Box Spring; Wash Stand; Aridnickowd Wood, Compostile, Plastic Chairs; Stacking Plastic Lawn Chairs; Lawn Chairs; New Amish Gilding Chairs; Propane Brinkman Grill; Portable Ornamental Firegrill w/Ub; Heavy Custom-Made Fire/Grill; Ant. Tools for Decorations; Plaat Moss, Compost, Potting Soil, Kelp, Bone Meal, Lime & Much More.