SEALeD BID REAL ESTATE AUCTION
72+-ACRE RV PARK/CAMPground
EXCELLENT OPPORTUNITY-TURNKEY OPERATION!

BIDS FRIDAY, DECEMBER 1, 2017 @ 3PM

7310 HORSE VALLEY ROAD
EAST WATERFORD, PA 17021

REP ON SITE:
SATURDAY, NOVEMBER 11: 12-3 PM
October 25, 2017

Dear Prospective Buyer,

Hurley Auctions is pleased to have been chosen to offer you this property. Please take this opportunity to inspect the property today. For your convenience, I’ve enclosed the following information:

- General Information
- Deed
- Campground Map
- Brochure
- Campground Inventory
- Photos
- Sealed Bid Form
- How to Buy Real Estate at Auction
- Methods of Payment
- Financing Available

If you have any questions after reviewing this report, please don’t hesitate to call me at any time. We are looking forward to receiving your bid by 3:00 PM on December 1, 2017.

Sincerely,

Matthew S. Hurley
Auctioneer and Appraiser

DISCLAIMER & ABSENCE OF WARRANTIES

All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the purchase agreement. Information contained in advertisements, information packet, estimated acreages, and marked boundaries are based upon the best information available to Hurley Auctions at the time of preparation & may not depict exact information on the property. Each potential buyer is responsible for conducting his/her own independent inspection, investigations, and inquiries concerning the real estate. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by seller or the Auction Company.
Terms: $25,000 in certified funds day to be submitted with enclosed Sealed Bid Form. Balance due in 45 days. (See Payment & Financing page for detailed info.) Announcements made on day of sale take precedence over all printed material.

Closing Location: As agreed upon by the buyer and seller.

Buyer possession: Buyer will have immediate possession upon closing.

Rep on Site: Saturday, November 11, 2017: 12:00 Noon to 3:00 PM

General Information:

SEALED BID REAL ESTATE AUCTION
72+-ACRE RV PARK & CAMPGROUND-TURNKEY OPERATION!
WILDWOOD FAMILY CAMPGROUND

TAKE A FRONT SEAT TO NATURE! EXCELLENT OPPORTUNITY AWAITS!
72+-Acres of Peace & Tranquility nestled along the Tuscarora Mountains of Western Perry County, Pennsylvania! Constructed in 2007, this profitable, modern, clean, & well-maintained family campground features 100 extra-large sites w/full water, sewer, & electric hook-ups, picnic table, fire ring & WIFI, 5 cozy Rental Cabins (3 w/full kitchen & bath), 2 New & Private Bath Houses w/laundry facilities, 2 pavilions, country store, dumping station, playground, disc golf, golf cart & bike rentals, & miles of shaded hiking trails! Nice pond for swimming, boating, & fishing! Campground specializes in seasonal site rentals, offers full time lodging, group camping, & large party event accommodations, along with church services w/free refreshments on Sundays throughout season. Campground is full with a waiting list! Plenty of room for expansion!
Abundant Wildlife! Borders 1,000 acres of PA State Forest! Great hiking & hunting!
Close to PA Turnpike; 1 HR from Harrisburg

Bids should be submitted to Hurley Auctions, 2800 Buchanan Trail East, Greencastle, PA 17225

Year Park Established: 2007

Total Lot Size: Approximately 73.0+-Acres

Location: Toboyne Township, Perry County, PA; 717-536-3154

Taxes: Approximately $14,261: Tax ID #25217100001001

School District: West Perry School District

Local Hospital: Southern Huntingdon Medical Center; Chambersburg Hospital; Graham Medical Center; UPMC Pinnacle Carlisle
Utilities:

Water: Well (90 GPM)  
Sewer: Sand Mound  
Heat: Bathhouses, Laundry, & Camp Store have electric baseboard and/or propane wall mount heaters; Cabins have a mini split system for heating and cooling and Fuel Oil Furnace (Farmhouse); Electric Heater in Office/Store  

Cooling: Wall Units/Mini-Split systems for heating and cooling in cabins  

Electric: All seasonal campers pay electric and it is read bi-monthly. For daily, weekly & monthly campers, electric is included.

TOBOYNE TOWNSHIP

Primary Contact Information

Building Location: 50 Lower Buck Ridge Road, Blain, PA 17006  
Mailing Address: 50 Lower Buck Ridge Rd., Blain, PA 17006  
Hours: Monday – Friday 9:00am – 8:00pm
Rental Cabins

Deluxe Cabins
Sleeps 6 or 7
Full kitchen & bath, ready to move in. Peaceful setting! Water, sewer, and WiFi included!
Includes pots, pans, dishes, silverware & coffee maker.
$100 per night, 2 night minimum on weekends
$400 per week
$700 per month
NOW ALSO RENTING AS FULL TIME HOMES

Primitive Cabins
Sleeps 5
Includes mini-fridge, microwave and coffee maker.
$65 per night, 2 night minimum on weekends
$200 per week
$400 per month
New private bathrooms nearby.

50% deposit is due at booking. No cancellation fee except when cancelled within one week of reserved date there will be a 25% fee

Please Note: Absolutely NO smoking & NO pets allowed inside the cabins.

What to bring for Cabin Rentals...
Bed Linens (sheets, blankets, pillows)
Bath Linens (towels, wash cloths, shampoo)
All our Cabins include WiFi and Heat & AC

Cabins and Park Models
FOR SALE!

Custom built to your specifications

Wooded sites available for Park Models and Cabins (1 and 2 bedroom units available).

RELATIONSHIPS created at the cabin can last forever. Generation after generation of your family may have great memories to cherish.

Nearly Attraction

• Heritage Days
• Fire Company Carnivals
• Golfing
• Auto Racing
• State Game Lands
• State Parks
• Picnics
• Hunting & Fishing
• Path Valley Restaurant

20 min from (I-76) PA Turnpike
30 min from Blair
45 min from Shippensburg
45 min from Fort Royal
1 hour from Harrisburg

Wildwood Family Campground
7710 Horse Valley Road
East Waterford, PA 17021
(717) 734-3656
www.wildwoodfamilycampground.net

Low Seasonal Rates!

Enjoy Nature at its Best

Wildwood Family Campground
Lykens, PA www.rockymtnsheds.com
We Specialize in Seasonal Campsites

making
Wildwood Campground
a peaceful and quiet RV Park

We enjoyed our camping experience very much. The grounds are well maintained and the sites spacious. We highly recommend your campground.

Bob Brown

John had a great vision. With the Lord's help he made a beautiful campground to come and enjoy the magnificent mountains and valley.

Bob Miller

Take time to reconnect with your family and friends and spend some quiet moments renewing your relationship with the Lord.

Finally, a place to relax and discover the beauty of God's creation.

100 Extra-Large Sites with Full Hook-Ups. Picnic table and fire ring included.

Rates
April 15 - December 16, 2016
Daily $35* Weekly $200*
Monthly $400*
Special Seasonal Rate: Come and go all Season $1600*
*Based on 2 Adults and 2 Children.
Additional Guests $5 Each.

Tent Daily $25

Book online at:
www.wildwoodfamilycampground.net

We accept:

Pet Friendly but please keep them leashed.

Nested along the side of Tuscarora Mountain in beautiful Perry County, we offer you 72 acres for a wonderful camping experience. Borders 1000+ acres of State Forest Trails and Wild Game Hunting!

- Fishing & boating
- Primitive & deluxe cabins
- Secluded tent sites
- Modern bathrooms
- Country store
- Propane, firewood & ice
- Laundry facilities
- Swimming
- Children's playground
- Frisbee golf & volleyball
- Hiking/biking/golf carts
- Golf cart rentals with miles of trails
- Picnics
- Hayrides
- Dog run
- Pavilion
- Free wifi
- Church service
- Scheduled activities

Weddings, Reunions, and Group Camping Welcome!
ITEMS TO CONVEY WITH CAMPGROUND

❖ 100+ Picnic Tables & Fire Rings
❖ Gas Pig Roaster
❖ Concrete Block Chicken BBQ Pit
❖ Carport next to Pavilion
❖ 14x28 Pavilion by pond (2016)-Portable
❖ Playground Equipment
❖ 4 Kiddie Cart Train
❖ Hay Wagon w/straw bales
❖ 25—30 HP John Deere Tractor
❖ 48” Zero Turn Mower
❖ 72” Zero Turn Mower
❖ Walk-behind Mower
❖ Weed Eater and Weed Sprayer
❖ 3 Coin Operated Washers
❖ 3 Coin Operated Dryers

❖ 2 Large Signs on Rt 25
❖ Store Inventory & Items
❖ Glass Front Refrigerator
❖ Cash Register
❖ Store Shelving
❖ Digital Water Tester & supplies
❖ Heavy Duty Disc Golf Game
❖ Horseshoe Pits & Equipment
❖ Volley Ball Court and Equipment
❖ 12x28 Bath house added (2014)
❖ 40x60 Dog Run (2014)

2012
❖ 12x20 Primitive Cabin (Sleeps 5)-Portable
❖ 12x20 Primitive Cabin (Sleeps 5)-Portable
❖ 12x28 Cozy Cabin w/full kitchen & bath (Sleeps 7)-Portable
❖ 12x36 Cozy Cabin w/full kitchen & bath (Sleeps 6)-Portable
❖ 14x40 Wagon & Tractor Shed-Portable

Come join us this summer!
SEIZED BID FORM

CONDITIONS OF PUBLIC SALE OF REAL ESTATE AND BUSINESS ASSETS

The following are the terms and conditions of the offering for sale of the real estate and business assets situated at: WILDWOOD FAMILY CAMPGROUND: 7310 HORSE VALLEY ROAD, EAST WATERFORD, PA 17021

1. Bidder shall submit this three page sealed bid ("Sealed Bid"), in compliance with the terms of sale for the Real Estate and Business Assets, to the offices of Hurley Auctions, 2800 Buchanan Trail East, Greenscastle, PA 17225, no later than 3:00 o'clock, PM-E.S.T., prevailing time, on FRIDAY, DECEMBER 1, 2017 (the "Deadline"). Bids must be actually received no later than the Deadline. Each Bid shall be accompanied by $25,000.00 in certified check payable to Hurley Auctions Co., Inc. (the "Deposit"). Any Deposit made by a bidder who is not awarded the contract to purchase the Real Estate and Business Assets shall be returned to such bidder.

2. Following the review of the Bids, Seller may award the contract to the highest bidder. Seller expressly reserves the right (i) to sell the real estate and business assets at a live, out-cry auction among the five (5) highest bidders, to be held within seven (7) days of the review of the Bids at the offices of Hurley Auctions, 2800 Buchanan Trail East, Greenscastle, PA 17225, or (ii) to withdraw the Real Estate and Business Assets from sale and to reject any and all Bids, and to sell the Real Estate and Business Assets publicly or privately at a subsequent "bid" offering and/or private or public sale. If Seller elects to sell the real estate and business assets at a live, out-cry auction among the five (5) highest bidders, such bidders will be notified of the date and time of same.

3. Settlement shall be made no later than 45 days following the award of the contract to the highest bidder, at a time and place mutually agreed upon between the parties.

4. At Settlement, Seller will execute and deliver to the successful Bidder a good and sufficient deed conveying the premises in fee simple, free of all liens and encumbrances with a special warranty of title, excepting any building and use restrictions appearing in the chain of title or which are enumerated or referred to below and any easements of record or which may be visible by inspection of the premises.

5. Real estate transfer taxes for the current year shall be pro-rated between the parties as of the date of settlement. Seller and the successful Bidder will share equally the realty transfer taxes payable on the amount of the purchase price.

6. The Bidder expressly acknowledges and understands that the Bidder is buying the property and business assets in their present condition and that the Seller makes no representation or warranty of any kind whatsoever with regard to the condition of the premises or any components thereof, including, but not limited to, the roof, the electrical system, the plumbing system, the heating system, or any other part of the structure, or any of the improvements on the land, or any business assets.
7. Bidder expressly acknowledges and understands that they are buying the Real Estate and Business Assets in its present condition and that Seller makes no representation or warranty of any kind whatsoever. The Real Estate is being sold “As Is” at the time of the sale and settlement. The Purchaser accepts the property “As Is”. The purchaser waives any claims for the liability imposed through any environmental actions. This agreement shall survive closing.

8. Bidder is responsible for obtaining financing, if any, and this contract is in no way contingent upon the availability of financing. Seller will not pay points, settlement costs, or otherwise render financial assistance to the Bidder in this regard.

9. If the successful Bidder fails to comply with the terms of sale, Bidder shall forfeit the $25,000.00 Deposit and the Additional Deposit as liquidated damages, and the sale may be rescinded at the option of Seller and in such case the Real Estate and Business Assets may be resold at any time without further notice. Any increase in price on resale shall belong to Seller in addition to the retained hand money.
The undersigned Bidder offers to purchase the Real Estate and Business Assets situate at
WILDWOOD FAMILY CAMPGROUND: 7310 HORSE VALLEY ROAD, EAST
WATERFORD, PA 17021 for the gross purchase price of $___________________.
(Bidder to fill in price.)

Based upon the above terms and conditions of this sale, the undersigned hereby offers to
purchase the Real Estate and Business Assets for the purchase price and terms set forth in the above
paragraphs, and submits herewith the Deposit, and further agrees to deliver the Additional Deposit in
accordance with the terms hereof if the undersigned is awarded the contract to purchase the Real Estate
and Business Assets.

The undersigned bidder has printed its names and address below, and has signed this offer to purchase,
to wit:

Dated: __________, 2017

_________________________________  _______________________________________
Signature of Bidder:  Address of Bidder:

_________________________________
Print Name

_________________________________
PHONE

_________________________________
Signature of Bidder:  Address of Bidder:

_________________________________
Print Name

_________________________________
PHONE

Acceptance of offer by Sellers:
Seller hereby accepts the bid of the above Bidder in the amount of $______________ (to be
completed by Seller following award of bid) and agrees to sell the Real Estate and Business Assets
to the Bidder on the terms set forth above.

Dated: __________, 2017

_________________________________
Signature of Seller

_________________________________
Print Name

_________________________________
PHONE

Dated: __________, 2017

_________________________________
Signature of Seller

_________________________________
Print Name

_________________________________
PHONE
Buying at a Hurley auction is easy and fun. We are dedicated to providing the best possible experience for our buyers.

❖ Do your homework! Inspect the property and review the information packet. We want you to be comfortable and confident about your purchase.

❖ What does the term “Reserve” mean? Under a reserve auction the auctioneer will submit the highest and best bid to the seller. The seller has the right to accept or reject that bid.

❖ What does the term “Absolute” mean? In an absolute auction, the property will be sold to the last and highest bidder regardless of price.

❖ Do I need to pre-qualify? No. We normally do not require any pre-qualification to bid. However, if you intend to obtain bank financing, the bank will require you to qualify for their loan. The deposit you make on auction day is not contingent upon financing. Financing information can be found on the last page of this packet.

❖ You will need a down payment as described in the general information section.

❖ Gather all available information and determine what the property is worth to you.

❖ The auction will begin promptly at the scheduled time. You should arrive at least 30 minutes early to register with our cashier. You will need your driver’s license or another form of photo ID.

❖ Listen carefully to all announcements made the day of the auction. Please ask any questions you may have.

❖ When the auction actually begins, the auctioneer will ask for bids. He will say numbers until someone in the crowd agrees to offer the amount asked for. For example, the auctioneer may ask for $100,000 and he may need to come down to $75,000 until somebody agrees to bid. At this point the action begins and the bidding begins to go up. The auctioneer will call out the next bid he is looking for. If you are willing to pay that amount simply raise your hand. There may be several people bidding at first so don’t be shy, raise your hand. If you feel the auctioneer doesn’t see you, don’t be afraid to wave your hand or call out. Eventually everyone will drop out but one bidder. At this point, if the property reaches an amount approved by the seller, the property will be sold to the high bidder. If it doesn’t reach a price acceptable by the seller, the high bidder may then negotiate with the seller.

❖ If you are the winning bidder, you will then be declared the purchaser and will be directed how to finalize the sale by signing the sales agreement and paying the required down payment.

❖ It is the Buyer’s responsibility to schedule the settlement with the desired settlement company. If you need assistance in locating one near you please contact us.

Easy as 1,2,3!!!!!!!!!!. Purchasing at auction is fun & dynamic. Enjoy the experience. If you have additional questions about auctions, please contact Hurley Auctions at 717-597-9100.
Acceptable Methods of Payment

Each Real Estate Auction requires that a non-refundable down payment be made at the time the property is struck down. The following methods are the only methods of payment accepted by Hurley Auction Co. Inc. unless otherwise approved by Hurley Auctions:

1) Cash

2) Certified or Cashier’s Check payable to Hurley Auctions.

3) Personal check accompanied by a Bank Letter of Guarantee (see sample below). Letter must read as follows and must be signed by an officer of the bank.

**Letter of Guarantee**

Date:  (Date of letter)

To:     Hurley Auctions  
        2800 Buchanan Trail East  
        Greencastle, PA 17225

Re:  (Customer requesting Letter of Credit)

This letter will serve as your notification that (Name of Financial Institution) will honor/guarantee payment of any check(s) written by (Customer), up to the amount of ($ X,XXX.XX).

Drawn on account # (Customer’s account number).

This guarantee will apply only to the Hurley Auctions for purchases made (Date of Sale) only. **NO STOP PAYMENTS WILL BE ISSUED.**

If further information is required, please feel free to contact this office.

Sincerely,

Name of Officer  
Title  
Bank & Location  
Office Phone #
Purchasing a home at auction has never been easier. In fact, each year real estate auctions become more and more popular. The following financial institutions/mortgage companies are familiar with the auction process and have representatives available to pre-qualify and assist you in all your real estate auction financing needs.
The following settlement companies are familiar with the auction process and have representatives available to assist you in all your real estate auction settlement needs.

**Real Estate Settlements**

When it comes to your real estate closings and title insurance needs, don’t settle for less than the best. **Settle with Madison.**

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**APLUS SETTLEMENT SERVICES, INC.**
closings@partnerwithaplus.com
www.partnerwithaplus.com
3 locations to better serve you!

2038 Lincoln Way E. Suite C Chambersburg
201 S. Second St. Suite 101 McConnellsburg
17A W. Baltimore St Greencastle
717.753.3620
717.485.9244
717.593.9300

**Madison Settlement Services**
946 Lincoln Way East
Chambersburg, PA 17201
717.264.4934

Robin Mull
Partner/Owner
robin.mull@madisonservices.com

Kristen Parr
Assistant Manager
kristen.parr@madisonservices.com

Behind the scenes. Ahead of the curve.
Real Estate Settlements

It’s Not Just a Settlement – It’s an Experience!

Our Mission is to provide outstanding and unparalleled service at a fair and reasonable price. Olde Towne Title has created an experience that cannot be found anywhere else! Olde Towne Title is conveniently located in Washington and Frederick Counties in order to serve our customers in Maryland and Pennsylvania. We are dedicated to providing service the Olde Fashioned Way. We are an owner-operated company, not a franchise office. Therefore, 100% of our time and attention is concentrated on you, the local community.

Where you have your settlement is your choice…Choose a Team of Professionals who have your best interest at heart…Choose Olde Towne Title.

Washington County ♦ 1025 Mt. Aetna Rd, Hagerstown, MD 21740 ♦ 301-739-1222 ♦ Hagerstown@ottrocks.com
Frederick County ♦ 5900 Frederick Crossing La., Frederick, MD 21704 ♦ 301-695-1880 ♦ Frederick@ottrocks.com

Olde Towne Title

13 West Main Street, Waynesboro, PA 17268
Thank you for inquiring about our services. We appreciate your interest in our company and the auction method of marketing.

ABOUT OUR COMPANY
Hurley Auctions is a full service, full time Auction Company with a well-trained staff ready to assist you in obtaining your sales goals. We are recognized as leaders in the auction industry, having successfully conducted hundreds of real estate and personal property auctions annually.

OUR MISSION
Hurley Auctions’ mission is to provide the highest possible auction and appraisal services available. We do this through honesty, integrity, professionalism, and hard work. We are committed to treating each client with the utmost respect. We handle each auction professionally and to the best of our ability. Our success is measured by the ultimate satisfaction of all those whom we serve.