

CHANG HO PARK – ATHENS TOWNSHIP

LOCATION: East side Highland Drive, Athens Township, Bradford County, PA

PARCEL: 9-19-62: Deed 201232018

SIZE: 211.7 ACRES

LAND TYPE: Large upland farm with 90 acres tillable; 14 acres pasture, 100 acres woodland; 7 acres farmstead.
Lordstown, Mardin & Volusia soils

OIL & GAS LEASE: None at present

POOLED & UNITIZATION: Not applicable

STATUS: The farm is to be offered in the following configurations:

Parcel (A): 2,140 SF. 2 story wood frame farmhouse, recently remodeled; 3,000 SF wood frame gambrel roof wood frame former dairy dairy barn & milk house; 40x60 machinery shed; 30x40 storage shed. 14 acres farmstead & pasture.

Parcel (B): 97 acres of open tillable hayfield with fringe woodland, large potential pond site, very panoramic views of the “Valley Area” & surrounding hills & valleys.

Parcel (C): 100 Acres of woodland with good growing northern hardwood species such as red oak, rock oak, ash hard maple, soft maple & hemlock-pine & basswood. Spring fed ravine runs through; excellent deer & turkey hunting.

Parcel (D): 211.7 acre farm in its entirety which includes parcels A, B, & C. All parcels sell with 100% of oil, gas, & timber rights being conveyed to Buyer.

*NOTE: If farm sells in parcels the sales must be contingent upon receiving sub-division approval from the Athens Township Planning Board which usually takes 60-90 days. Seller to be responsible for cost of securing sub-division approvals.

GEOLOGIC SUMMARY: Prepared by Zaengle Geoscience, LLC: Don Zaengle: Geologist

TIMBER REPORT: Prepared by Forestate: Robert Moore, Consulting Forester

REAL ESTATE TAXES: Assessment: \$49,800.00
Annual Real Estate Taxes: \$3,433.71 (T&C: \$1,067.21 + School: \$2,366.50)
Clean & Green: YES

SUMMARY: Panoramic views from this well located hill farm with good timber, hunting & country living.