


**STONE MEETS PENNDOT & NJDOT CYCLE
SODIUM SOUNDNESS TEST STANDARDS**
PREVIOUSLY APPROVED UNDER FORMER OWNERSHIP

LIVE AUCTION APRIL 28

PRIME BLUESTONE QUARRY PORTFOLIO

TWO TRACTS TOTALING 905± ACRES

 **SUSQUEHANNA
COUNTY, PA**

 **SELLER HAS AGREED TO SELL
TO HIGHEST BIDDER AT OR
ABOVE MINIMUM BIDS OF
\$500,000 PER SITE**

HIGHLIGHTS

- Sizable tracts located in the heart of PA's productive Bluestone region within geographic proximity
- Potential direct access to the Norfolk Southern Line
- Transferable quarry/mining permits
- Opportunity to become one of the largest bluestone operators in the region
- Significant bluestone reserves
- Ready-to-mine quarries with easy access to the entire northeast

DETAILS

Two tracts totaling 905± AC throughout Susquehanna County and located in the heart of Pennsylvania's productive bluestone region. These properties have significant bluestone reserves and include ready-to-mine quarries featuring easy access to the entire northeast. The stone meets PENNDOT and NJDOT cycle sodium soundness test standards and was previously approved under former ownership.

TRACTS 2 Tracts: 905± AC Total
 Lanesboro: 499.75± AC
 New Milford: 437.05± AC

CONTACT

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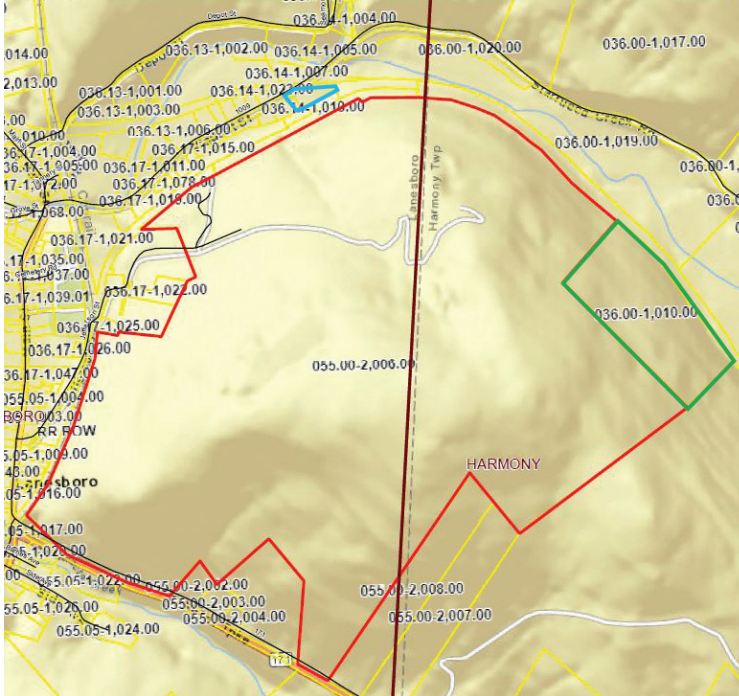
*Footnote: Photos are not actual property



LANESBORO BLUESTONE QUARRY | 499± ACRES

MINIMUM BID: \$500,000

SELLER HAS AGREED TO SELL TO HIGHEST BIDDER AT OR ABOVE MINIMUM BID



DETAILS	
ACRES	TAX MAP PARCEL
● 458.68 AC	#055.00-2,006.00,000
● 1.07 AC	#036.14-1.009.00,000
● 40.00 AC	#036.00-1,010.00,000
TOTAL ACRES: 499.75±	



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 SUSQUEHANNA COUNTY, PA

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PENNSYLVANIA BLUESTONE

Pennsylvania bluestone is a layered sandstone found only in the northeastern tier of Pennsylvania and the southern tier of New York. The quarried product has many uses, from cut dimensional stone used in patios, walkways and stair treads to architectural stone used in buildings. It is also used for wallstone, decorative boulders, natural steps and other landscape features. Due to the limited areas where bluestone reserves can be found, together with a growing demand for the prized stone, production volumes have remained strong in recent years.

LOCAL INFORMATION

The area is home to the highly sought-after Pennsylvania bluestone, found only in the northeastern tier of Pennsylvania and southeastern New York. The quarries are conveniently located close to major interstates and railroad lines, making bluestone transportation to other areas of the country quick and easy.

SALE INFORMATION

TERMS OF SALE

This sale is being conducted subject to the Terms of Sale, available for download from the Hilco Real Estate (HRE) website at www.HilcoRealEstate.com.

LIVE AUCTION

Wednesday, April 28, 2021 at 12:00 p.m. (ET)

ON-SITE INSPECTIONS

By Appointment Only

DATA ROOM

A Virtual Data Room has been assembled and contains important due diligence documents on the property. To gain access to these documents, buyers will need to register at HRE's website. Once registered for an account, buyers can login to their account and access the "Documents" tab for further property and sale information.

BUYER'S PREMIUM

All auction purchasers shall pay a Buyer's Premium equal to five percent (5%) of the high bid price. This amount shall be added to the high bid and the sum will be the total purchase price in the Contract.

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