

**INVITATION TO BID UPON CERTAIN REAL PROPERTY TO BE
OFFERED BY MARTIC TOWNSHIP, LANCASTER COUNTY**

Notice is hereby given that the Board of Supervisors of Martic Township, Lancaster County, Pennsylvania, shall accept sealed bids for the purchase of certain unused and unnecessary real estate owned by Martic Township on or before April 29, 2026, at 1:00 pm, at the Martic Township Municipal Building, 370 Steinman Farm Road, Pequea, Pennsylvania, at which time all bids received will be opened and read aloud. The Martic Township Board of Supervisors at its meeting on May 4, 2026, at 7:00 p.m., at the Martic Township Municipal Building shall consider such bids and the award of a bid, if any, shall occur at the meeting of the Board of Supervisors on May 4, 2026. The real property which shall be offered for sale is a tract of land with frontage on Steinman Farm Road identified as 364 Steinman Farm Road and further identified as Lancaster County Tax Account No. 430-58016-0-0000 which contains approximately 20,947 square feet and which is presently improved with a single family detached dwelling (the "Property"). The successful bidder shall receive fee simple title to the Property and shall be liable for the payment of any taxes, including realty transfer taxes, fees or other expenses of transfer or recording; and shall be required to proceed to settlement within 60 days. Martic Township makes no warranties or other representations as to the title or condition of the Property or the improvements on the Property, and the successful bidder shall take the Property under and subject to all liens and encumbrances of record and will purchase the improvements "AS IS". Arrangements can be made to inspect the Property by contacting the Township Manager at (717) 284-2167. The minimum bid shall be \$300,000. The apparent high bidder will be required to provide a certified check payable to Martic Township in the amount of ten (10%) percent of the bid within one business day of the date of notice from the Township that he/she/it is the apparent high bidder and shall proceed to settlement in sixty (60) days.

Prospective bidders may examine a copy of the legal description of the Property and obtain a copy of the Conditions of Sale and Bid Proposal at the Martic Township Municipal Building, 370 Steinman Farm Road, Pequea, Pennsylvania, Mondays through Thursdays from 8:00 a.m. until 1:00 p.m. Martic Township expressly reserves the right to reject any and all bids, and bids which contain conditions may be rejected.

TOWNSHIP OF MARTIC

By: Karen D. Sellers, Township Manager

INSTRUCTIONS TO BIDDERS AND CONDITIONS OF SALE

1. The property to be sold is all that certain tract of land with improvements thereon identified as 364 Steinman Farm Road, Lancaster County Tax Account No. 430-58016-0-0000 containing 20,947 square feet, more or less, as described in the deed recorded at Document No. 20260012675 in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania, located within Martic Township, Lancaster County, Pennsylvania, being more fully bounded and described on Exhibit "A" attached hereto and made a part hereof (the "Property").

2. The Township has established a minimum bid of \$300,000 for the Property.

3. Bids will be time stamped as received. In the event of two identical high bids, if the Board of Supervisors elects to accept a bid for the Property, the bid received first by the Township will be accepted.

4. The apparent high bidder shall present a certified check made payable to Martic Township in the amount of ten (10%) percent of his/her/its bid within one business day after notice that his/her/its bid has been accepted by the Board of Supervisors.

5. BALANCE of PURCHASE MONEY shall be paid at SETTLEMENT to be held at the office of such attorney or title company as Purchaser may designate in Lancaster County, Pennsylvania, on or before July 5, 2026 (unless some other place shall hereafter be agreed upon by the Seller and Purchaser), upon which payment the Seller shall convey to the Purchaser, by DEED prepared at the Purchaser's expense, good and marketable title to said Property, free and clear of all liens and encumbrances not noted in these Conditions, but subject to any existing easements, building or use restrictions of record; zoning, storm water management, sewage disposal or land subdivision regulations; or encroachments of any kind within the legal width of public highways.

6. Pursuant to the requirements of the Second Class Township Code, settlement on the Property shall be made not more than sixty (60) days of the date of the auction. Settlement on the Property shall be made within 60 days of the acceptance of the high bid. Time is of the essence.

7. The Seller represents that there are no pending and unsettled eminent domain proceedings, no appropriations by the filing of the State Highway plans in the Recorder's Office, and no uncomplished orders from any governmental authority to do work or correct conditions affecting this property of which the Seller has knowledge.

8. At settlement, the Property shall be in substantially the same condition as at present, except for (a) ordinary reasonable wear and tear, (b) damage of any kind for which full or partial recovery may be had under the Seller's or Purchaser's insurance, (c) damage that occurs after possession has been given to the Purchaser, or (d) any taking by eminent domain.

9. Formal tender of Deed and purchase money are waived.

10. ACKNOWLEDGMENTS to Deed shall be paid by Seller, and all required state and local REALTY TRANSFER TAXES shall be paid by Purchaser.

11. REAL ESTATE TAXES shall be apportioned to date of settlement or prior delivery of possession on a fiscal year basis.

12. Any "DISBURSEMENT" or similar FEES purported to be charged by Purchaser's title company or attorney against Seller for services that Seller has not specifically engaged shall be paid by Purchaser.

13. Included in the sale are all buildings, improvements, rights, privileges, and appurtenances; gas, electric, heating, plumbing, lighting, water, water softening, and central air conditioning fixtures and systems; radio and television aerials, masts, and rotor equipment; storm doors and windows, screen doors and fitted window screens; roller and venetian blinds, curtain and drapery rods and hardware; radiator covers; cabinets; awnings; and any articles permanently affixed to the property, except---None.

14. Seller will continue in full force the present insurance coverage upon the Property until delivery of Deed or possession to the Purchaser (whichever shall first occur), and in case of loss will credit on account of the purchase price at settlement any insurance collected or collectible (either by Seller or any other loss-payee) therefor. Purchaser should inquire after the Property is struck off concerning the amount of such insurance and, if Purchaser considers Seller's insurance inadequate in amount or type, he should, at his own expense, procure such additional amounts, types, and/or policies of insurance as he may deem prudent to protect his risk.

15. POSSESSION shall be given to the Purchaser at settlement.

16. Survey, if desired by Purchaser, shall be obtained and paid for by Purchaser.

17. The Property is being sold "AS IS" without warranty as to condition. The Purchaser and/or Purchaser's agents have had an opportunity to inspect the Property, and the same is being purchased as a result of such inspection and not as a result of any representations made by Seller or any of Seller's agents.

18. The Purchaser acknowledges that the Seller has not made any specific representations regarding the condition of the Property, and that the Purchaser has not relied upon any representations or statements of the Seller. The Purchaser releases the Seller from any claims, actions, or causes of action arising from or due to any defect in the Property existing on the date of this sale.

19. In case of non-compliance by the Purchaser with these Conditions, the Seller, in addition to all other remedies provided by law, shall have the option either (a) to retain the Purchaser's down money as liquidated damages regardless of whether or not, or on what terms, the Property is resold, or (b) to resell the Property at public or private sale, with or without notice to the present Purchaser or his sureties (if any) and to retain any advance in price, or hold the present Purchaser and any sureties liable for any loss, resulting from such resale, meanwhile holding the down money paid hereunder as security for or toward payment of any such loss.

20. Seller shall transfer all of its title and interest in the Property, subject to such restrictions and agreements as may appear of record and subject to any existing easements or rights-of-way, to Purchaser without any warranties or other representations, and Purchaser shall accept such title. Notwithstanding the foregoing, the Property shall be transferred free of all mortgages, judgments and other liens. Seller is a governmental body and does not have the power or authority to grant warranties of title and the deed shall be a quitclaim deed.

21. The Property is a tract Seller acquired from Tyler Y. Turner, Sr., and Nancy A. Turner, husband and wife, by Deed dated April 12, 2012, recorded April 13, 2012, at Document No. 5991381 in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania. The lots lines of the Property were changed by the plan recorded at Document No. 2026-1136- J in the Office of the Recorder of Deeds, and the new legal description was placed of record in a deed recorded at Document No. 20260012675 The Property will be sold subject to all restrictions of record.

22. The Property is subject to a Declaration of Restrictions dated February 5, 2024, and recorded February 9, 2024, at Document No. 6771960 in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania.

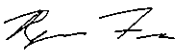
23. The Property contains an existing on-lot wastewater treatment system which was the subject of an inspection with an inspection report dated May 2, 2024, which determined that the distance of the well to the seepage pit is 63 feet. The Property is subject to a Release, Waiver of Subrogation and Indemnification relating to the distance between a portion of the on-lot wastewater treatment system and the well recorded at Document No. 6786475 in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania.

24. Purchaser acknowledges that no representation whatsoever is made concerning zoning of the Property, or the uses of the Property that may be permitted under local ordinances, and the Purchaser has satisfied himself that the zoning of the Property is satisfactory for his contemplated use thereof. Purchaser hereby waives any applicable requirement for Seller to provide a certification of zoning classification prior to settlement.

25. Seller has reserved and does reserve the right to reject any and all bids.

26. Purchaser acknowledges that these Conditions of Sale were available for inspection by Purchaser prior to the submission of its bid, that the Purchaser had an opportunity to review the full Conditions of Sale, and that the Purchaser understands the contents of the Conditions of Sale and all terms and conditions under which the Property is being sold, agreeing to be bound by the full terms and conditions as set forth herein.

TOWNSHIP OF MARTIC
Lancaster County, Pennsylvania

By: 

(Vice) Chairman
Board of Supervisors

BID PROPOSAL

THIS BID made this ____ day of _____, 2026, by _____
_____ with an address of _____,
Pennsylvania, hereinafter referred to as the "Bidder".

WITNESSETH:

WHEREAS, Martic Township (the "Township") is the owner of a tract of land identified as 364 Steinman Farm Road, Martic Township, identified as Lancaster County Tax Account No. 430-58016-0-0000, Elizabethtown Borough, Lancaster County, Pennsylvania, being more fully bounded and described in Exhibit "A" (the "Property"); and

WHEREAS, the Township solicited bids for the sale of the Property in accordance with the provisions of the Second Class Township Code; and

WHEREAS, Bidder submits this Bid as his/her/its bid for the Property.

NOW THEREFORE, intending to be legally bound hereby, the Bidder agrees as follows:

1. I acknowledge that if I am the apparent high bidder I am required to submit a certified check made payable to Martic Township in the amount of ten (10%) of the bid set forth in this proposal within one (1) business day from the date of such notification. If I do not submit such certified check within this time period, the Borough may notify the next apparent high bidder that it is the apparent high responsive bidder and convey the Property to such bidder.

2. I acknowledge that settlement on the Property shall be made within sixty (60) days of the date of notification of the acceptance of the Bid.

3. Settlement shall be held at the office of the Borough Solicitor, Morgan, Hallgren, Crosswell & Kane, P.C., 700 North Duke Street, Lancaster, Pennsylvania, or at some other location mutually acceptable to the Township and the Bidder.

4. Real estate taxes, if any, shall be apportioned to the date of settlement.

5. In accordance with the provisions of the advertisement and the Instructions to Bidders and Conditions of Sale, the Township shall transfer all of its title and interest in the Property, subject to such restrictions, encumbrances, agreements and easements as may appear of record, to Bidder without any warranties or other representations, and Bidder shall accept such title.

6. In accordance with the provisions of the advertisement and the Instructions to Bidders

and Conditions of Sale, the Bidder shall be liable for the payment of any taxes, fees, or other expenses of transfer or recording, including, but not limited to, all realty transfer taxes, deed preparation, and fees imposed by the Recorder of Deeds of Lancaster County, and Bidder shall pay all such taxes, fees or other expenses. If Bidder desires to obtain title insurance, Bidder shall pay all costs of any title insurance. Any disbursement or similar fees purported to be charged by Bidder's title company or attorney against the Borough, for services which the Borough has not specifically engaged, shall be paid by the Bidder.

7. In accordance with the provisions of the advertisement and the Instructions to Bidders and Conditions of Sale, Bidder acknowledges that the Township makes no warranties or other representations as to the condition of the Property or any of the improvements erected upon the Property; that the Bidder is purchasing the Property and all improvements "AS IS"; and that Bidder has had the opportunity to examine the Property.

8. In accordance with the provisions of the Second Class Township Code, the Bidder shall pay the full purchase price at settlement.

9. Possession shall be given to the Bidder at settlement.

10. Bidder agrees to pay and shall pay _____ Dollars for the Property.

11. Bidder acknowledges that the use and development of the Property is subject to the all restrictions of record in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania (if any), together with all ordinances and regulations of the Township, and Bidder acknowledges that he/she/it has made such investigation as Bidder has determined is sufficient concerning such restrictions as may be recorded in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania, ordinances and regulations.

12. Bidder acknowledges that time is of the essence.

13. Bidder acknowledges that he/she/it has received and reviewed the advertisement and the Instructions to Bidders and is bound by all terms of the Instructions to Bidders and Conditions of Sale, the advertisement and this Bid Proposal.

IN WITNESS WHEREOF Bidder has executed this Bid on the day and year first written above.

(Individual or Husband and Wife Bidder)

_____(SEAL)
(Signature of Individual)

_____(SEAL)
(Signature of Spouse if Husband and Wife are Co-Bidder)

(Partnership Bidder*)

(Name of Partnership)

Witness:

By: _____ (Seal)
Partner

By: _____ (Seal)
Partner

By: _____ (Seal)
Partner

*All Partners must execute this Proposal

(Corporation Bidder)

(Name of Corporation)

Witness:

(Assistant) Secretary

By: _____
(Vice) President or
**Authorized Representative

[CORPORATE SEAL]

**Attach appropriate proof, dated as of the same date as the Proposal, evidencing authority to execute on behalf of the corporation.

(Limited Liability Company Bidder***)

(Name of Limited Liability Company)

Witness:

By: _____ (Seal)
Member

By: _____ (Seal)
Member

By: _____ (Seal)
Member

***All Members must execute this Proposal

Prepared by: Morgan, Hallgren, Crosswell & Kane, P.C.
700 North Duke Street, P. O. Box 4686
Lancaster, PA 17604-4686
(717) 299-5251
Return to: Same
Parcel I.D. #: 430-58016-0-0000

This Deed, made this 26th day of March, in the year two thousand twenty-six (2026)

Between MARTIC TOWNSHIP, a second class township under the laws of the Commonwealth of Pennsylvania with its municipal offices located at 370 Steinman Farm Road, Pequea, Pennsylvania

(hereinafter called the Grantor),

and **MARTIC TOWNSHIP**, a second class township under the laws of the Commonwealth of Pennsylvania with its municipal offices located at 370 Steinman Farm Road, Pequea, Pennsylvania.

(hereinafter called the Grantee),

Witnesseth, that in consideration of One Dollar (\$1.00) in hand paid, receipt whereof is hereby acknowledged, said Grantor hereby grants and conveys to said Grantee, its successors and assigns:

ALL THAT CERTAIN tract of land situate north of Martic Heights Drive (S.R. 3018) and east of Steinman Farm Road (T-403) in Martic Township, Lancaster County, Pennsylvania, as shown as Lot 4 on a plan entitled "Preliminary/Final Lot Line Change/Lot Add On Plan for Martic Township Board of Supervisors", prepared by RETTEW Associates, Inc., dated December 15, 2025, Revised February 5, 2026, Drawing No. 011122004, recorded at the Lancaster County Recorder of Deeds as Document Number 2026-1136-J and being more fully bounded and described as follows:

BEGINNING at a point in Steinman Farm Road (33 feet wide), said point being the southwest boundary corner of lands now or formerly of Larry Graybill Jr.; thence along the southern boundary line of lands now or formerly of Larry Graybill Jr. North sixty-four (64°) degrees fifty-eight (58') minutes five (05") seconds East a distance of two hundred thirty-six and thirty-four hundredths (236.34) feet to an iron pin found marking the northeast corner of Lot-4; thence along the eastern boundary line of Lot-4 South twenty-four (24°) degrees fifty-nine (59') minutes twenty-four (24") seconds East distance of seventy-eight and thirty-two hundredths (78.32) feet to an iron pin along the northern boundary line of Lot-2; thence along the northern boundary line of Lot-2 the following three (3) courses and distance: [1] South sixty-five (65°) degrees nine (09') minutes forty (40") seconds West a distance of two hundred nine and fourteen hundredths (209.14) feet to an iron pin, [2] South seventy (70°) degrees two (02') minutes ten (10") seconds West a distance of eighty-two and eighty-one hundredths (82.81) feet to a point, [3] South sixty-five (65°) degrees twenty-three (23') minutes forty-six (46") seconds West a distance of thirteen and sixty-seven

hundredths (13.67) feet to a point in Steinman Farm Road; thence along Steinman Farm Road North nineteen (19°) degrees twenty-eight (28') minutes forty-nine (49") seconds East a distance of ninety-eight and forty-five hundredths (98.45) feet to the point and place of BEGINNING.

CONTAINING: 20,947 S.F.

BEING THE SAME PREMISES which Tyler Y. Turner, Sr., and Nancy A. Turner, husband and wife, by deed dated April 12, 2012, and recorded April 13, 2012, at Document No. 5991381 in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania, granted and conveyed unto Martic Township, its successors and assigns.

AND ALSO BEING PART OF THE SAME PREMISES which Mary E. Warner, widow, by deed dated June 6, 1994, and recorded June 6, 1994, at Record Book 4356, Page 333, in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania, granted and conveyed unto Martic Township, its successors and assigns.

In Witness Whereof the Grantor has executed this deed the day and year first above written.

MARTIC TOWNSHIP, Lancaster County,
Pennsylvania

Attest: Karen D. Sellers
(Assistant) Secretary

By: [Signature]
(Vice) Chairman
Board of Supervisors

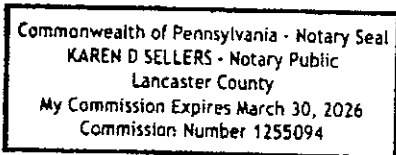


COMMONWEALTH OF PENNSYLVANIA)
) ss:
COUNTY OF LANCASTER)

On this 26th day of March, 2026, before me Karen D. Sellers
(Officer Print Name: Not Title)
the undersigned officer, personally appeared Ryan Fisher, who
acknowledged himself to be (Vice) Chairman of the Board of Supervisors of the Township of
Martic, Lancaster County, Pennsylvania, and that he/she, as such officer, being authorized to do
so, executed the foregoing Deed, for the purposes therein contained, by signing the name of such
Township by himself as such officer.

In Witness Whereof, I hereunto set my hand and official seal.

My commission expires: March 30, 2026



Karen D. Sellers
Notary Public

I certify that the precise address of the within grantee is 370 Steinman Farm Road, Pequea,
PA 17565.

Sign
Print Name Josele Cleary, Esquire
On behalf of Grantee

REV-183
BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG, PA 17128-0603

**REALTY TRANSFER TAX
STATEMENT OF VALUE**
COMPLETE EACH SECTION

State Tax Paid: _____
Book: _____ Page: _____
Instrument Number: _____
Date Recorded: _____

SECTION I TRANSFER DATA

Date of Acceptance of Document
03/26/2026

Grantor(s)/Lessor(s) Martic Township	Telephone Number (717) 284-2187	Grantee(s)/Lessee(s) Martic Township	Telephone Number (717) 284-2187
Mailing Address 370 Steinman Farm Road		Mailing Address 370 Steinman Farm Road	
City Pequea	State PA	ZIP Code 17565	City Pequea
	State PA	ZIP Code 17565	

SECTION II REAL ESTATE LOCATION

Street Address
Martic Heights Drive

City, Township, Borough
Martic Township

County Lancaster	School District Penn Manor S.D.	Tax Parcel Number 430-58016-0-0000
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SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? YES NO

1. Actual Cash Consideration \$1.00	2. Other Consideration + 0.00	3. Total Consideration = \$1.00
4. County Assessed Value \$169,000.00	5. Common Level Ratio Factor x 1.87	6. Computed Value = \$316,030.00

SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$ 316,030.00	1b. Percentage of Grantor's Interest in Real Estate 100 %	1c. Percentage of Grantor's Interest Conveyed 100 %
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2. Fill in the Appropriate Oval Below for Exemption Claimed.
- Will or intestate succession. _____
(Name of Decedent) (Estate File Number)
 - Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)
 - Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
 - Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
 - Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
 - Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
 - Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
 - Statutory corporate consolidation, merger or division. (Attach copy of articles.)
 - Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

This document is exempt from realty transfer tax because the Grantor and Grantee are one and the same.

SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:

Name Josele Cleary, Esquire	Telephone Number (717) 299-5251
Mailing Address 700 North Duke Street, P.O. Box 4686	City Lancaster
	State PA
	ZIP Code 17604-4686

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party *Josele Cleary* Date 04/01/2026

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

