

# 100<sup>±</sup> ACRES

## Home / Land

# Real Estate Auction • Sat., Nov. 23 @ 12 pm

## North Centre Twp • Columbia County

### 573 Fowlersville Road • Bloomsburg, PA 17815



- Central Columbia School District
- 4 Bedroom / 2.5 Bath Restored Farmhouse
- Bank Barn (65'x65')
- Beautiful Home Sites
- 70<sup>±</sup> Tillable Acres
- Perfect Equestrian Property
- Fully Refinished
- 5 Miles to Bloomsburg
- 2% Realtor Participation Invited



20 ACRES



20 ACRES



20 ACRES



### PROPERTY TO BE OFFERED AS FOUR SEPARATE PLOTS AND THEN IN ITS ENTIRETY.

**Option 1:** 8<sup>±</sup> Acres, Home & Barn / Pasture

**Option 2:** 20<sup>±</sup> Acres, Land - Prime Building Site(s)

**Option 3:** 72<sup>±</sup> Acres, Land (Quonset Shed Building)

**Option 4:** 100<sup>±</sup> Acres in it's Entirety



20 ACRES



72 ACRES



72 ACRES



72 ACRES

**Directions:** From Bloomsburg, travel North on Rt. 487 for 2 miles, make a right onto Fowlersville Road, travel 2.8 miles until property location on left and right. Property fronts Harris Road, Fowlersville Road and Ridge Road. *Please watch for auction signs.*

*I would like to thank the family for hiring my services.*

**For more information contact: Dustin C. Snyder - 570.441.9357 • [www.dustinsnyderauctioneer.com](http://www.dustinsnyderauctioneer.com)**



## PROPERTY DETAILS:

### Option 1: 8± Acres

*Address:* 573 Fowlersville Road, Bloomsburg, PA 17815  
*County:* Columbia  
*Township:* North Centre  
*Zoning:* RR-Rural Residential  
*School District:* Central Columbia  
*Deed Book/Page:* 200314589  
*Parcel #:* 11-06-00104  
*Taxes:* \$2,862.72  
*Topography:* Flat/Sloping  
*Open:* Approx 6+ acres in pasture  
*Residue:* Approx. 2 acres includes home, barns, & outbuilding's  
*Clean and Green:* No  
*Home / Additional Details:*  
*Brief Overview:* Farmette (perfect equestrian property)  
*Age:* 150 Years  
*Square Footage:* 2,812 sq. ft.  
*No. Of Bedrooms:* 4 Bedrooms, all located in upstairs  
*Bathrooms:* 2.5 Bath's (master bath & guest full bath)  
*Flooring:* Hardwood floors, carpet, and vinyl  
*Basement:* Stone foundation, with walkout, working toilet and sink  
*Roof:* Shingled  
*Electric:* 200 Amp service

*Heating/Cooling:* Pellet stove & oil, hot water baseboard (3 zone's)

*Sewer:* Conventional septic (recently pumped Aug. 2013)

*Water:* Drilled well & spring

*Additional Amenities:*

*Porch:* Wrap around porch

*Pool:* In ground pool (16'x 32') filter and utilities in basement (tastefully landscaped around pool)

*Outbuildings:* Bank barn (restored in 2010) 65'x65' set up for horses (exterior of barn was restored). Additional run-in-shed (hay storage above & 2 stalls below)  
*Exterior:* Graced with perennials and has been very well maintained.

### Option 2: 20± Acres Land Beautiful Home Site(s)

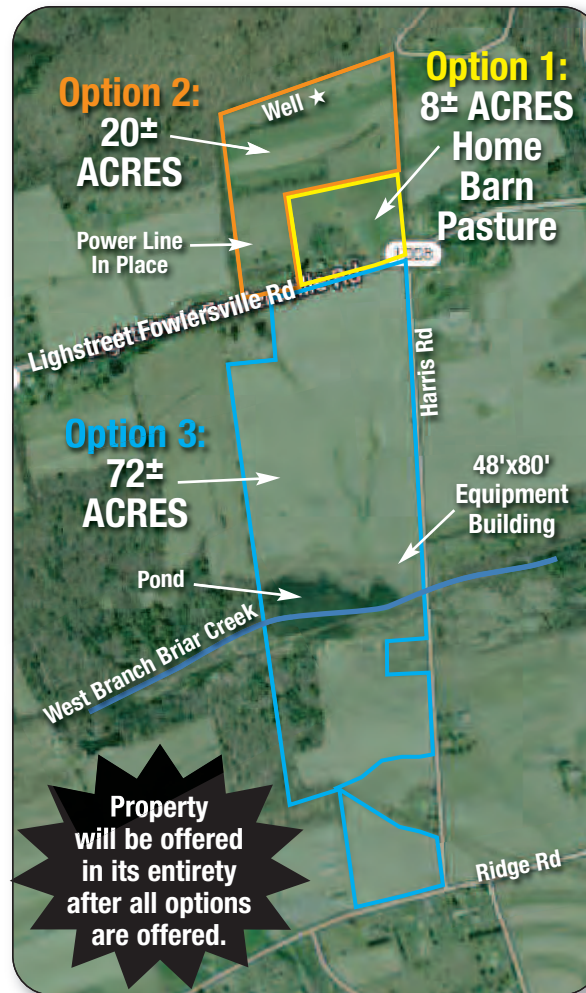
*Address:* Fowlersville Road, Bloomsburg, PA 17815  
*County:* Columbia  
*Township:* North Centre  
*Zoning:* RR-Rural Residential  
*School District:* Central Columbia  
*Deed Book/Page:* 420/1028  
*Parcel #:* 22-06-00102  
*Taxes:* \$268.06  
*Topography:* Flat/Sloping  
*Open:* Approx 15+ acres tillable  
*Clean and Green:* Yes  
*Electric:* Utilities line present (PPL)  
*Sewer:* Please check internet as parcel is

being perced

*Water:* Drilled well

### Option 3: 72± Acres

*Address:* 573 Fowlersville/Harris& Ridge Road, Bloomsburg, PA 17815  
*County:* Columbia  
*Township:* North Centre  
*Zoning:* RR-Rural Residential  
*School District:* Central Columbia  
*Deed Book/Page:* 200314589  
*Parcel #:* 11-06-00104  
*Taxes:* \$1,342.82  
*Topography:* Flat/Sloping  
*Open/Tillable:* 56± Acres (according to FSA Office)  
*Wooded:* Approx. 16 acres  
*Clean and Green:* Yes  
*Road Frontage:* .9± mile road frontage  
*Hunting/Recreational:* Property boasts excellent waterfowl and large game hunting, thick habitat, and over 2 acre pond supports and attracts many types of wildlife.  
*Septic:* Please check internet, as property is currently being perced  
*Outbuilding:* Quonset Shed 48'Wx80'Lx14'H  
*Soil / Drains:* Over 5,500 ft sub-soil drains installed (2010-11) observed by ASA Office (see internet for copy of schedule of operations & drain tile map). 2 Acres of grassed waterways. 1800 ft of diversions (please see internet for disclosure and maps (soil & USDA).



Map is a guide only, not to scale.

**Registration:** Any time or day prior to start of Auction on Saturday, November 23, 2013 at 12 pm.

**Terms and Conditions:** To be sold under owner's immediate confirmation. Transfer tax split by buyer and seller. \$20,000 down if purchasing 8± acres and home, \$10,000 down if purchasing 20± acres, \$20,000 down if purchasing 72± acres, and/or \$ 50,000 down if purchasing property in it's entirety. With payment in the form of cashier or certified check, written to Dustin C. Snyder Escrow Account.

**Contract:** The successful high bidder will be required to sign a contract of sale immediately upon the conclusion of the auction with the deposit acting as a down payment.

**Closing:** Closing on or before 60 days.

**Disclaimer:** All information regarding the property for sale is deemed from reliable sources, but no warranty is made by the Seller or Auctioneer. Sold with clean clear title. All information conveyed at auction takes precedence over written and verbal previous information. Sold as is.



*Real Estate It's What's For Sale!*