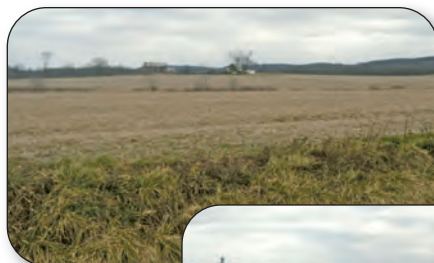


121± ACRES

Real Estate Auction • Sat., March 2 @ 12:00 pm Derry Township • Montour County 2012 Washingtonville Rd. • Danville, PA 17821



- Over 100 Acres Tillable
- All Rights Convey
- Bank Barn
- Flat / Rolling Topography
- 2 Story Home & House Trailer Included
- Miles of Road Frontage

Follow us
on...



Try our QR
code with your
smartphone.



Directions: From Millville: Take Rt. 254 West for approximately 6.8 miles to farm location on left. From Washingtonville: Take Rt 254 East for approximately 3 miles to farm location on right. *Please watch for auction signs.*

*I would like to thank
Mrs. Hilbert and family
for hiring my services.*

For more information contact: Dustin C. Snyder - 570.441.9357 • www.dustinsnyderauctioneer.com



PROPERTY DETAILS:

Address: 2012 Washingtonville Rd., Danville, PA 17821

County: Montour

Township: Derry

Zoning: R-A

School District: Danville

Deed Book/Page: 106/247

Parcel: 3-26-3

Taxes: Approx. \$1400

Clean & Green Yes

LAND DETAILS

Tillable: Over 100 acres, tax card states 112 acres

Home/Barn Site: Situated on approx. 1.5 acres

Wooded/ Unusable: 12± acres

Soil Type: NHEL, HEL

2012 Crops: Soybeans

2-STORY FARMHOUSE DETAILS

Heat: Oil, forced hot air - new tank

Foundation: Stone

Roof: Metal

Electric: 100 amp

Bedrooms: 4

Bath: 1

Sq Ft.: 2160

Year: 1911

OUTBUILDINGS:

30'x40' (*in need of repair*)

Older Pole Building (*in need of repair*)

HOUSE TRAILER DETAILS:

Size: 12'x76'

How to Buy at Auction

1. Call and schedule a private tour.
2. Log on the internet or call for bidders packet
3. Become pre-qualified by your bank
4. Arrive on auction day and bid comfortably

Bedroom: 3

Bathroom: 1 1/2

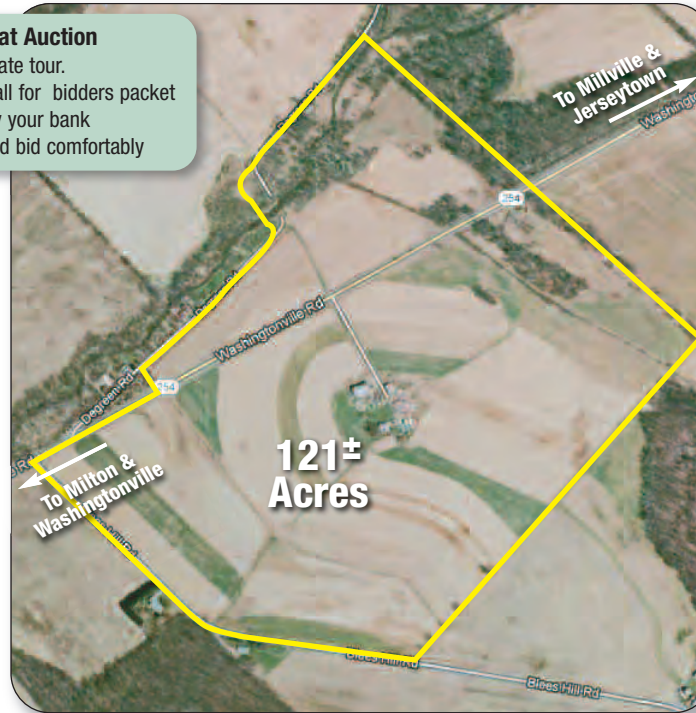
Year: 1992

Sewer: On site, 2 separate septs

Water: 2 wells, 1 currently supplies home/house trailer

Electric: Each have own meter

Seller's disclosure available on line. This prime farm located in the heart of Montour County has great potential in regards to all aspects of farming. Please call and schedule a private tour of this once in a lifetime farm.



Map is a guide only, not to scale.

Registration: Any time or day prior to start of Auction on March 2 at 12:00 pm, 2013.

Terms and Conditions: To be sold under owner's immediate confirmation. Transfer tax split by buyer and seller. \$50,000 dollars down in the form of Cashier or Certified Check, written to Dustin C. Snyder Escrow Account. A 6% buyer premium will be charged and it is to be paid by buyer as part of purchase price.

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. Sellers are requesting the option to stay in house trailer until they locate a home to purchase up to 60 days after closing.

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.

Financing Available: please contact a bank of your choice or contact Bob Jacobs or Aaron Kimmich at 570-524-2204.

Dustin C. Snyder • 234 Cabin Run Road • Berwick, PA 18603 • License #AY-2123 • 570.441.9357 • dustinsnyderauctioneer@gmail.com

