

# 109± ACRES

## Real Estate Auction - Sat., Oct. 20 @ 12:00 pm Briar Creek Township • Columbia County 113 Yost Hollow Rd. • Berwick, PA 18603



- Over 60± Acres Tillable / Open Land
- Road Frontage
- Tremendous Views
- Excellent Hunting
- All Rights Convey
- 2% Realtor Participation Invited



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**Directions:** From Berwick: travel north on Rt. 93 towards Orangeville, for approximately 3.9 miles, then turn right onto Yost Hollow Rd. and travel .06 miles. Property is located on left and right along Heller Rd. From Orangeville: travel south on Rt. 93 for approximately 6 miles, then turn left onto Yost Hollow Rd. and travel .06 miles. Property is located on left and right. *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:

*Address:* 113 Yost Hollow Rd  
Berwick, PA 18603

*County:* Columbia

*Township:* Briar Creek

*Parcel:* 07 01 08000

*Deed Book/Page:* 109/608

*Taxes:* \$1,500

*School District:* Berwick Area

*Clean & Green:* Yes

*Total Acres:* 109±

*Total Tillable:* 60±

*Total Wooded:* 45±

*Types of Woodland:* A variety of hardwoods, pine and soft wood compose the property's woodland. It appears that the property has not been timbered in years providing an excellent

future income opportunity.

*Crops:* Crops are currently being farmed by a local farmer, all current crops will be harvested by the end of 2012.

*Home / Outbuilding:* The home and outbuildings are in need of repair. The home is in poor condition, needing repairs to be used as a living space.

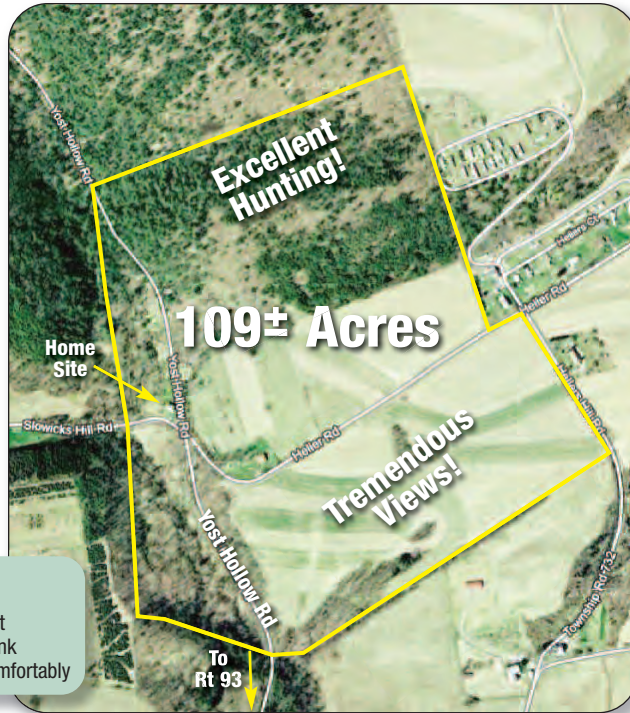


*Recreation / Hunting:* Property contains an abundance of wildlife. The pines are excellent cover for many creatures and the meandering stream provides many aesthetically pleasing values for all.

*Property Description:* Property is centrally located in Columbia County. It contains a great mixture of open and woodland. This once in a lifetime property would be an excellent location for your dream home, private hunting sanctuary, or for a prime development. This property offers so much for every land owner's dream. Please contact Dustin for a private tour.

### How to Buy at Auction

1. Call and schedule a private tour.
2. Log on and obtain bidders packet
3. Become preapproved by your bank
4. Arrive on auction day and bid comfortably



Map is a guide only, not to scale.

**Registration:** Any time or day prior to start of Auction on October 20, 2012 at 12pm.

**Terms and Conditions:** To be sold under administrator's immediate confirmation. \$30,000 dollars down in the form of Cashier, 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. A 6% buyer premium will be charged and it is to be paid by buyer as part of purchase price.

**Closing:** Closing on or before 45 days.

**Disclaimer:** All information regarding the property for sale is 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.

**Financing:** Ag Choice Farm Credit / Country Home Mortgages. Contact Jeff Matyas, Loan Officer (NMLS ID: 646340) 570.991.1338 or a bank of your choice.

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