

111± ACRES

Farm Auction - Sat., June 30 @ 10:00 am

Delaware Township • Northumberland County

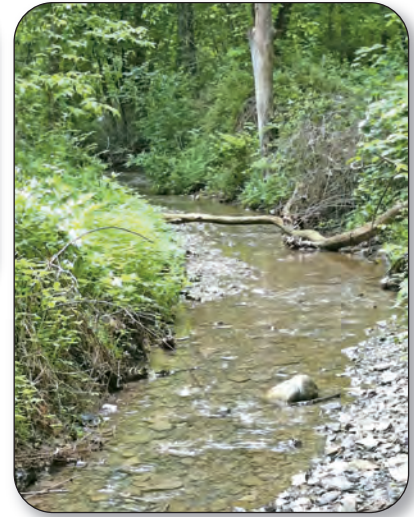
370 Crawford Road, Watsonstown, PA 17777



- Approximately 50± Acres Tillable
- Phenomenal Hunting
- Deer Stands in Place
- 2-Story / 3 Bedroom / 1 Bath
- Numerous Meandering Streams



- Shale Pit / Timber
- 50% of Oil, Gas and Mineral Rights Convey
- Miles of Road Frontage
- Peaceful / Private Setting



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Directions: From Williamsport, PA take route 15 South for approx. 6.0 miles to Route 54, make a left on Rt 54. Continue on Rt 54 for approx. 4.5 miles to Crawford Road on left. Make a left, continue to property on the 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



PROPERTY DETAILS:

Address: 370 Crawford Rd.,
Watsonstown, PA 17777

County: Northumberland

Township: Delaware

Parcel: 021-00-008-054

Deed Book/Page: 1251/193

Taxes: \$1,775

Year: Early 1900s

School District: Warrior Run

Bedrooms: 3

Bath: 1

Square Footage: 1007

Roof: Metal

Acres 111.58±

Tillable: 50± Acres Possible

Wooded / Thick Under

Brush: 77± Acres

Homesite / Barn: 4± Acres

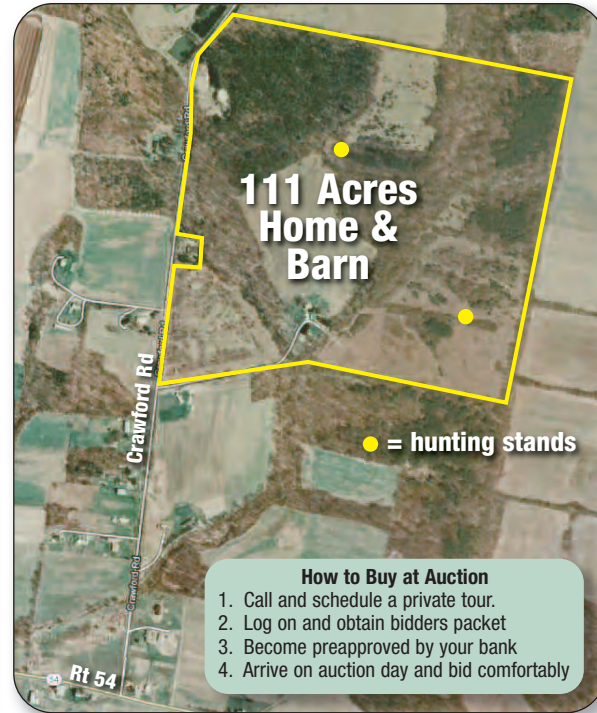
Soil Composition: Bec, BeB, BKC

Water: Spring fed

Sewer: Conventional, unknown condition

ADDITIONAL DETAILS:

Property is located in a very private setting outside of Montgomery, Muncy and Watsonstown Area. The property is filled with a tremendous amount of wildlife. Make this property your future home site, cabin / recreational or a prime investment for the possible exploration of Marcellus Shale. Home, barn and outbuildings are in need of repair, but property contains every aspect of a landowners dream. Once utilized as a Christmas Tree farm, this prime parcel has everything to offer.



Map is a guide only, not to scale.

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

Registration: Any time or day prior to start of Auction on June 30, 2012 at 10:00 am.

Terms and Conditions: To be sold under family's immediate confirmation. \$30,000 dollars down 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.

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 Maryas, Loan Officer (NMLS ID: 646340) 570.991.1338 or a bank of your choice.

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