

16± ACRES

Real Estate Auction • Saturday, June 2 • 12:00pm Rush Twp • Northumberland County • 5 Kaboodle Rd., Danville, PA 17821 (Elysburg)

Property offered as follows: 1. Home/Guest House/Barn/3± Acres 2. 13± Acres Building lot 3. 16± Acres at its entirety

Each lot will be offered separately, then a combined total of the two bids will be the starting bid for option 3 (the entire 2 properties). If the bid supercedes the combined two, the property will be sold together. If the bid does not supercede, the property will be sold separately, under owner's immediate confirmation.

2-Story Home, Guest House, 2-Story Barn

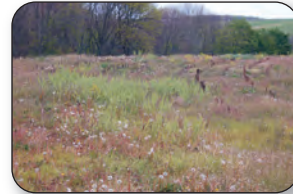
- Danville Area School District
- 3 Bedroom, 2 Bath - Primary Home
- 1200 Sq. Ft. / 200amp Service
- All Appliances Included
- Guest Home 12'x20' w/1 Bedroom
- Small Meandering Stream
- Home Inspection Completed
- 2% Realtor Participation Invited

Starting
Opening Bid
\$120,000



13± Acre Building Lot

- 12± Acres Tillable
- Minutes From Elysburg / Danville
- Perc Approved
- Flat / Sloping Topography
- Currently Farmed
- 2% Realtor Participation Invited



Starting
Opening Bid

\$100,000

To view this property
please contact Russ
570-672-9386

Directions: From Elysburg travel west on Rt 54 for 2.2 miles to property location on right. From Danville travel on Rt 54 east for .5 miles across river, make a left onto Rt 54 east for 5.8 miles to property location on left. *Please watch for auction signs.*

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

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



CONTENTS OFFERED @ 10:00AM, PLEASE SEE INTERNET FOR COMPLETE LIST.

3± ACRES 2-STORY HOME GUEST HOUSE / 2-STORY BARN

Address: 5 Kaboodle Rd.,
Danville, PA 17821

Heat: Oil, hot water baseboard, additional; wood heat

Water: 40' spring fed well

Sewer: Conventional

County: Northumberland

Township: Rush

Parcel #: 043-00-039

Deed Book / Page: 1389-474

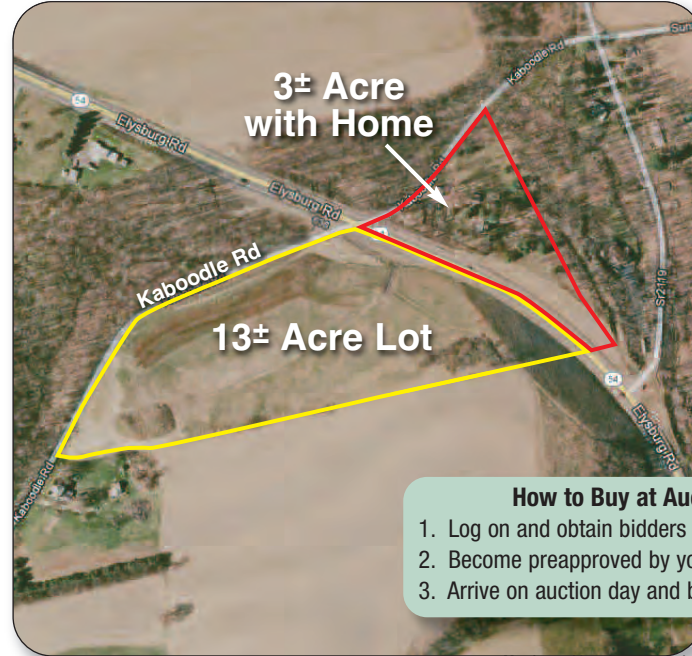
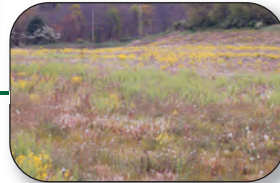
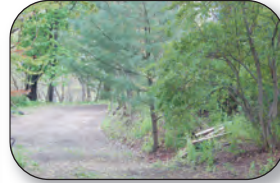
School District: Danville Area
School District

Square Footage: 1200±

Year: 1910

Bedrooms: 3

Bathrooms: 2



How to Buy at Auction

1. Log on and obtain bidders packet
2. Become preapproved by your bank
3. Arrive on auction day and bid comfortably

Try our QR code with
your smartphone.



Follow us on...



Registration: Any time or day prior to start of Auction on June 2 @ 12 pm.

Terms and Conditions: To be sold under owner's immediate confirmation. \$7,000 down for home/3± acres, \$5,000 down for 13± acres, \$13,000 down for entirety 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.

Closing: Closing in 60 days. Upon subdivision approval.

Disclaimer: All information regarding the property for sale is from reliable sources, but no warranty is made by the Seller or Auctioneer. Clean, clear title available.

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.

13± ACRES LAND BUILDING LOT

Address: Rt 54 / Kaboodle Rd.,
Danville, PA 17821

Parcel #: 043-00-039

Deed Book / Page: 1389-474

County: Northumberland

School District: Danville Area School District

Township: Rush

Septic Approved: Conventional System

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